

lot 94

19 Westgate
Wakefield, West Yorkshire WF1 1JZ

Rent
£25,000
per annum
exclusive (2)
Rising to
£30,000 in
2018 and
£35,000 in
2019

Public House Investment

- Public House let on a 15 year lease until 2030 (subject to option)
- Pedestrianised town centre location
- Approximately 100m metres from the

- entrance to the Ridings Shopping Centre
- Nearby occupiers include marks & Spencer, Lloyds Bank, Specsavers Opticians and Waterstones



Location

Miles: 9 miles south of Leeds
6 miles east of Dewsbury
Roads: A638, A642, M1, M62
Rail: Wakefield Westgate Railway Station, Wakefield Kirkgate Railway Station
Air: Leeds Bradford Airport

Situation

The property is situated in a prime retail position on the south side of busy Westgate, some 100 metres west of the entrance to the Ridings Shopping Centre, with occupiers such as Marks & Spencer and Primark. Other nearby occupiers include Lloyds Bank, Specsavers Opticians and Waterstones.

Description

The property comprises a ground floor public house with ancillary accommodation on the basement and first floor.

Tenure

Long Leasehold. Held for a term of 99 years from 1st January 2015 at a rent reserved of £250 to commence in 2024 and then doubling every 10 years.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Accommodation	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	323.67 sq m (3,484 sq ft)	TOP HOUSE LEISURE LIMITED	15 years from 15/02/2015 until 2030 (i) on a full repairing and insuring lease	£25,000 (2)	16/02/2020
Basement	Ancillary	59.92 sq m (645 sq ft)				16/02/2025
First	Public House/ Ancillary	136.19 sq m (1,466 sq ft)				
Totals		519.79 sq m (5,595 sq ft)			£25,000	

- (1) The lease provides for a tenant option to determine the lease on 15th February 2020 on providing 6 months' prior written notice.
- (2) The lease provides for the rent to be increased to £30,000 p.a.x. from 16th February 2018 and £35,000 per annum exclusive from 16th February 2019.

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