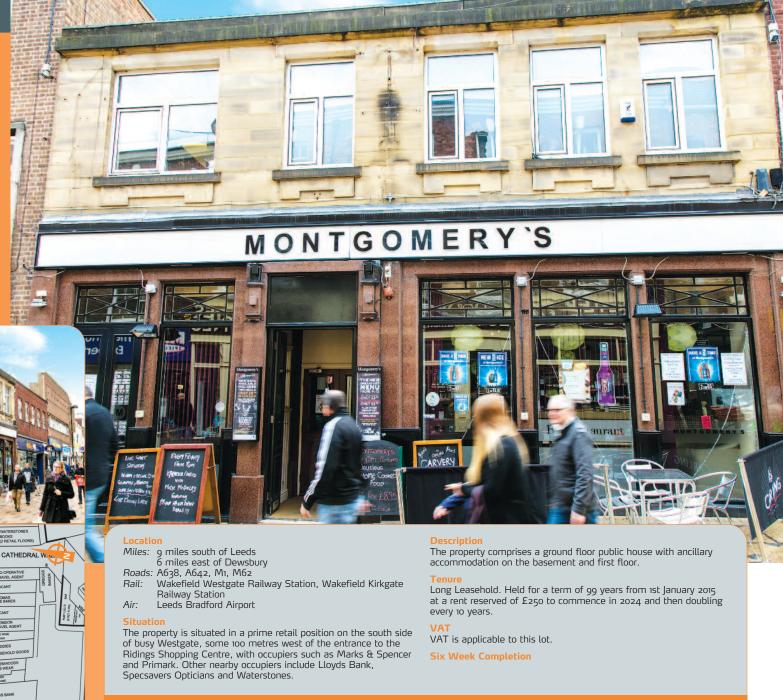
## 19 Westgate Wakefield, West Yorkshire WF1 1/Z

£25,000 per annum exclusive (2)

**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



## Tenancy and accommodation

Floor	Accommodation	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Basement First	Public House Ancillary Public House/ Ancillary	323.67 sq m 59.92 sq m 136.19 sq m		TOP HOUSE LEISURE LIMITED	15 years from 15/02/2015 until 2030 (1) on a full repairing and insuring lease		16/02/2020 16/02/2025
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

John Mehtab

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Email: john.walker@guestwalker.co.uk
Ref: John Walker.

The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk

(PEDESTRIANS ONLY EXCEPT LOAD) 4.00PM - 6.00PM & 6.00AM - 10.00AM