

Micklegate House, Horsefair Pontefract, West Yorkshire WF8 1PD

lot 59

Prominent Retail Parade in Historic Market Town

- Comprises five shops and a solicitor's office
- Includes recently renewed leases
- Approximately 6,422 sq ft
- Prominent trading location just north of the main pedestrianised town centre retail area
- Nearby occupiers include Poundland, Wilko and Iceland with other occupiers in the town including Marks & Spencer Simply Food and Tesco Superstore
- High Yielding on Guide Price

Rent
£64,800
per annum
exclusive



Location

Miles: 9 miles east of Wakefield
14 miles south-east of Leeds
Roads: A1(M) (Junction 41), M6 (Junctions 32 and 33)
Rail: Pontefract Baghill Railway Station
Air: Leeds International Airport

Situation

The property is situated in a prominent trading location on the southern side of Horsefair, at the edge of the town's pedestrianised retail area which includes Market Place and Beastfair. Nearby occupiers include Poundland, Wilko and Iceland with other occupiers in the town including Marks & Spencer Simply Food, Argos, Tesco Superstore, New Look and branches of Santander, Barclays and Nationwide Banks.

Description

The property comprises an unbroken retail parade comprising five shops and a solicitor's office arranged on the ground floor and mezzanine, forming part of a larger building.

Tenure

Virtual Freehold - To be held for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1	Ground	Retail/Ancillary	61.19 sq m (659 sq ft)	D.J. STUART (t/a Debonair Hair Design)	5 years from 01/04/2016 (1)	£5,000	(31/03/2021)
2	Ground	Retail/Ancillary	58.00 sq m (624 sq ft)	K. KANIA (t/a Polish Shop)	3 years from 10/08/2015	£6,000	(09/08/2018)
3	Ground	Retail/Ancillary	72.50 sq m (780 sq ft)	O. MARCHANT (t/a Horsefair Washeteria)	3 years from 01/03/2016	£3,300	(28/02/2019)
4	Ground	Solicitors Office	75.25 sq m (810 sq ft)	WRIGHT & CO (PONTFRAC) LIMITED (t/a Wright & Co Solicitors)	6 years from 07/08/2015 (2)	£12,500	07/08/2018 (06/08/2021)
6	Ground	Retail/Ancillary	151.70 sq m (1,633 sq ft)	RACEHEART LIMITED (t/a Cash Generator) (3)	10 years from 04/11/2011 (4)	£16,500	04/11/2016 (03/11/2021)
Kiosk Café	Ground Mezzanine Ground	Retail/Ancillary Retail/Ancillary Café/Ancillary	80.00 sq m 55.55 sq m 42.48 sq m	M.S. AMEER (t/a Kiosk Newsagent and Frangie's Café)	10 years from 17/12/2009	£21,500	16/12/2019 (17/12/2019)
Totals			596.67 sq m (6,422 sq ft)			£64,800	

- (1) The lease provides for a tenant only break option on 1st April 2019.
- (2) The lease provides for a tenant only break option on 7th August 2018. The tenant will receive a 3 month rent-free period if they do not exercise their break option.
- (3) For the year ending 31st March 2016, Raceheart Limited reported a total net worth of £876,080. Cash Generator trade from over 100 shops nationwide (Sources: Experian Group and www.cashgenerator.co.uk 12/09/2016).
- (4) The lease provides for a tenant only break option on 4th November 2017. If the tenant does not exercise their break option it will pay a reduced rent of £12,375 per annum from 4th November 2017 until 4th November 2018.

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