

# lot 34

## The Fisherman's Wife, 2-6 St Chad's Road and 5, 7 and 9 and Car Parking at Weetwood Lane, Headingley, Leeds, West Yorkshire LS16 5JL

Rent  
£50,000 per  
annum  
exclusive

### Freehold Restaurant Investment

- First time on the market for about 45 years
- Let to BR Fish and Chips Limited (t/a The Fisherman's Wife)
- New 12 year lease from October 2015 (No breaks)
- 3 yearly rent reviews to the greater of OMV or RPI
- Future development potential (subject to lease and consents)
- Separate car park opposite restaurant included
- Popular and Affluent Leeds Suburb





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**Location**

Miles: 3 miles north-west of Leeds City Centre  
12 miles south-west of Harrogate  
22 miles south-west of York  
Roads: A660, A6120  
Rail: Headingley Railway Station  
Air: Leeds/Bradford Airport

**Situation**

The property is situated at the junction of St Chad's Road and Weetwood Lane, which connects with Otley Road (A660). Headingley is an attractive and affluent suburb of Leeds and is home to Yorkshire County Cricket Club and Leeds Rhinos Rugby League Club who are both located less than one mile away. Leeds Beckett University (Headingley Campus) is located approximately 0.5 miles to the west.

**Description**

The property comprises a ground floor restaurant with ancillary accommodation at basement and first floors. The property also benefits from separate access to the first floor offices and a separate customer car park on Weetwood Lane with parking for over 20 cars.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/Ancillary	353.80 sq m (3,808 sq ft)	<b>BR FISH AND CHIPS LIMITED (1) (t/a The Fisherman's Wife)</b>	12 years from 05/10/2015 until 04/10/2027 on a full repairing and insuring lease	£50,000	05/10/2018 (2) 05/10/2021 (2) 05/10/2024 (2)
Basement	Ancillary	39.81 sq m (429 sq ft)				
First	Offices/Staff/Ancillary	104.34 sq m (1,123 sq ft)				
Car Park	Car Park	- (-)				
<b>Totals</b>		<b>497.95 sq m (5,360 sq ft)</b>			<b>£50,000</b>	

(1) The Fisherman's Wife is a seafood takeaway chain of restaurants, with over 50 years' experience, with outlets also located in Whitby, Leeds, Bishopthorpe, York and Seacroft (Source: www.thefishermanswife.co.uk 01/11/2016).  
(2) The rent is reviewed to the greater of OMV or RPI.

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