

Lot 39

£250,000 per annum
exclusive

TK Maxx, 90/93 Cathedral Walk, The Ridings Shopping Centre,
Wakefield, West Yorkshire WF1 1YD

Prime Retail Investment



Tenancy and accommodation

Lot 39

£250,000 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Upper Mall Level	Retail/Ancillary	1,986.82 sq m	(21,386 sq ft)	TJX UK (1)	10 years from 26/12/2011 on a full repairing and insuring lease	£250,000	25/12/2021
Upper Mall Level	Plant	103.96 sq m	(1,119 sq ft)	t/a TK Maxx			
Totals		2,090.78 sq m	(22,505 sq ft)			£250,000	

(1) For the year ending 30th January 2016, TJX UK reported a turnover of £2,434,000,000, pre-tax profits of £142,300,000 and a total net worth of £599,400,000 (Source: Experian Group 27/02/2017). TK Maxx trade from about 400 stores in the UK & Europe (Source: www.tkmaxx.com 27/02/2017).

Key Details

- Let to TJX UK (t/a TK Maxx)
- Approximately 22,505 sq ft
- Forms part of The Ridings Shopping Centre
- Excellent location close to the main entrance of The Ridings Shopping Centre
- Other occupiers in the shopping centre include Marks & Spencer, Primark, Sports Direct, WH Smith, Boots the Chemist and Poundworld
- Located close to Merchant Gate Regeneration Scheme

Location

Miles: 10 miles south of Leeds
24 miles north of Sheffield
Roads: A61, A642, M1 (Junction 40)
Rail: Wakefield Westgate (direct link to London King's Cross) and Wakefield Kirkgate Railway
Air: Leeds/Bradford Airport

Situation

The property is situated on the Upper Mall level of The Ridings Shopping Centre, which is located in the heart of Wakefield City Centre, just a short walk from both Wakefield Westgate and Wakefield Kirkgate Railway Stations. The Ridings Shopping Centre houses occupiers including Marks & Spencer, Boots the Chemist, Primark, Sports Direct and Poundworld. The shopping centre comprises approximately 100 units providing over 345,000 sq ft of retail accommodation and provides car parking for approximately 1,070 cars over 3 car parks, each with direct access to the mall.

Description

The property comprises a large single floor shop, forming part of the larger Ridings Shopping Centre.

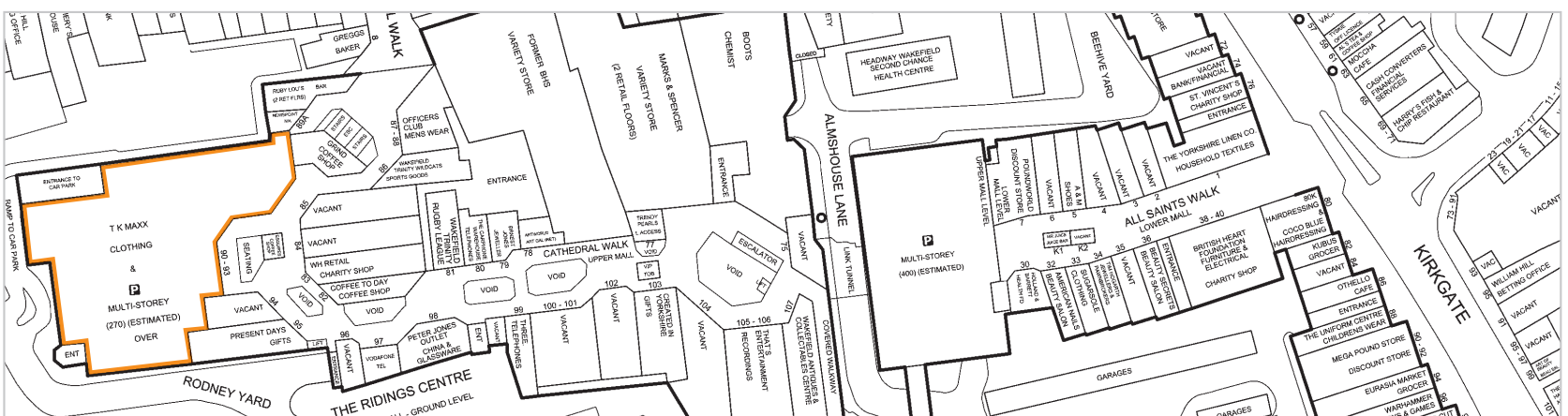
Tenure

Long Leasehold. Held for a term of 125 years (less 12 days) from 17th October 1983 until 4th October 2108 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Eight Week Completion



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