

# Tesco Express, 102 Burley Road, Leeds, West Yorkshire LS3 1JP

Freehold Convenience Store Investment

**Lot 26**

£50,199 per annum  
exclusive with RPI  
linked rent reviews (3)



## Tenancy and accommodation

| Floor         | Use               | Floor Areas<br>(Approx) |                      | Tenant                         | Term  | Rent p.a.x.    | Review/<br>(Reversion)                         |
|---------------|-------------------|-------------------------|----------------------|--------------------------------|---|----------------|--|
| Ground        | Convenience Store | 297.74 sq m             | (3,205 sq ft)        | TESCO<br>STORES<br>LIMITED (1) | 20 years from<br>13/01/2012 (2)<br>on a full<br>repairing and<br>insuring lease | £50,199        | 13/01/2022 &<br>13/01/2027 (3)<br>(12/01/2032) |
| First         | Ancillary         | 180.69 sq m             | (1,945 sq ft)        |                                |   |                |  |
| <b>Totals</b> |                   | <b>478.43 sq m</b>      | <b>(5,150 sq ft)</b> |                                |   | <b>£50,199</b> |  |

(1) Tesco has over 3,500 stores and over 310,000 employees throughout the UK (Source: www.tescopl.com 28/04/2017).

(2) The lease is subject to tenant options to determine on 12th January 2022 and 12th January 2027.

(3) The rent reviews are five yearly and linked to the Retail Price Index to a minimum of 1% and a maximum of 4% per annum compounded.

### Key Details

- Let to Tesco Stores Limited
- Let until 2032 (subject to tenant break options)
- Five-yearly RPI linked rental uplifts (subject to a minimum 1% and maximum 4%)
- Includes on-site car parking
- Prominent location opposite ITV Leeds Television Studios

### On behalf of Trustees of a Major Pension Fund

#### Location

Miles: 1 mile north-west of Leeds City Centre

Roads: A58, A61, A58(M)

Rail: Burley Park Railway Station, Leeds Railway Station

Air: Leeds/Bradford International Airport

#### Situation

The property is situated in a prominent corner position on the north side of Burley Road at its junction with Westfield Terrace, one mile from Leeds City Centre. The property is situated opposite ITV Leeds television studios in a mixed commercial and residential area.

#### Description

The property, an attractive end of terrace building, comprises a ground floor convenience store with ancillary accommodation on the first floor. The property benefits from on-site car parking for approximately six cars.

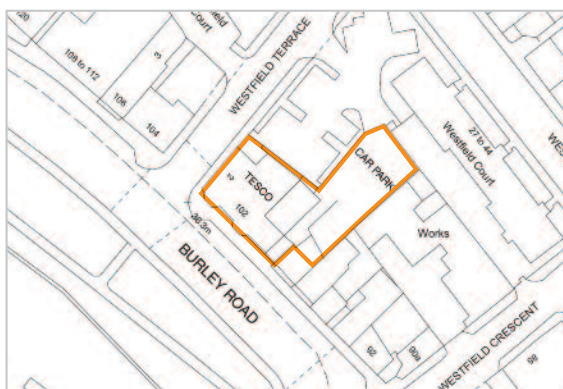
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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