

Lot 17

£80,000 per annum exclusive

15 Salter Row, Pontefract, West Yorkshire WF8 1BA Freehold Retail Investment



Key Details

- Entirely let to Argos Limited
- Attractive and historic West Yorkshire market town
- Pedestrianised town centre location
- Neighbouring occupiers include Wilko, Iceland, Bonmarché, Holland & Barrett, H Samuel, New Look and Boots Optician

Location

Miles: 9 miles east of Wakefield
14 miles south-east of Leeds

Roads: A1(M) (Junction 41)
M62 two miles away (Junctions 32 and 33)

Rail: Pontefract Baghill Railway Station

Air: Leeds International Airport 20 miles away

Situation

Pontefract is an attractive and historic West Yorkshire market town. The property is situated in a prominent position opposite the entrance to Pontefract Market Hall, which links to an outdoor market in Market Place which operates on Wednesday and Saturdays. Salter Row forms part of the pedestrianised prime retail pitch in the heart of the town centre. Neighbouring occupiers include Wilko, Bonmarché, Holland & Barrett, H Samuel, New Look, Boots Optician, Claire's Accessories and Halifax Bank.

Description

The property, a two storey building, comprises a substantial ground floor retail unit with large storage and ancillary accommodation at both ground and first floors. The property benefits from rear loading facilities along with two substantial cottages which could be utilised for further ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

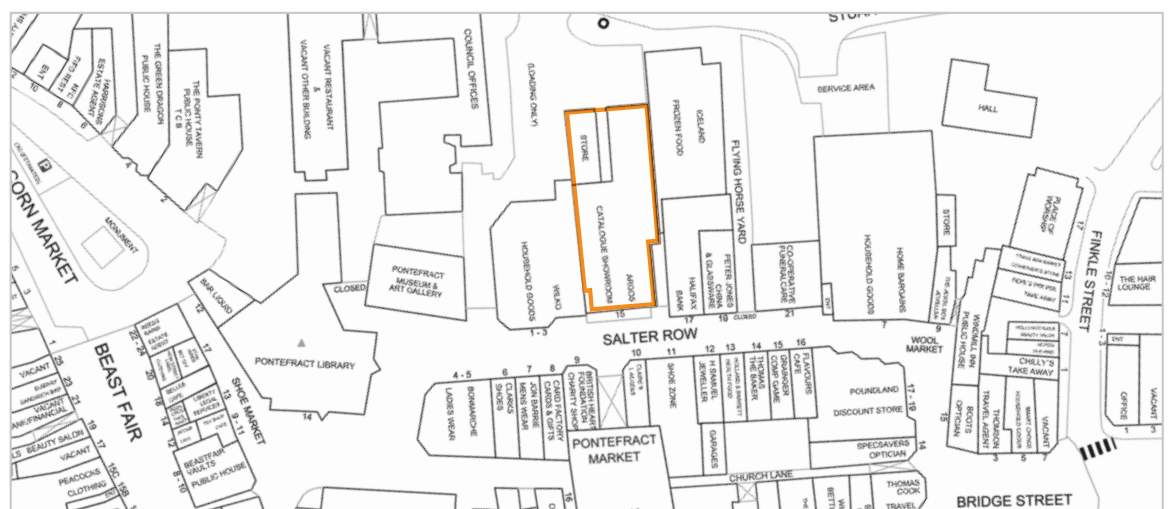
Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	219.62 sq m (2,364 sq ft)	ARGOS LIMITED (1)	15 years from 30/07/2004 on a full repairing and insuring lease (2)	£80,000	29/07/2019
Ground	Ancillary	214.04 sq m (2,304 sq ft)				
First	Ancillary	454.10 sq m (4,888 sq ft)				
Ground & First	Rear cottages	121.42 sq m (1,307 sq ft)				
Totals		1,009.18 sq m (10,863 sq ft)			£80,000	

(1) For the year ending 27th February 2016, Argos Limited reported a turnover of £3,930,104,000, pre-tax profits of negative - £180,769,000 and a total net worth of £648,286,000 (Source: Experian Group 09/06/2017).

(2) The rear cottages are subject to a schedule of condition.



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