

# Lot 19

£140,000 per annum  
exclusive

## 2/12 Market Place, Dewsbury, West Yorkshire WF13 1DH

Freehold Retail Investment





# Tenancy and accommodation

**Lot 19**

£140,000 per annum exclusive

### Key Details

- Let to Peacocks Stores Limited until March 2023 (subject to option)
- Approximately 17,222 sq ft
- Adjacent to HSBC and opposite the pedestrianised section of Market Place
- Prominent position in popular West Yorkshire market town

### Location

**Miles:** 9 miles south-west of Leeds  
10 miles south-east of Bradford  
**Roads:** A638, A644, M1 (junction 40), M62 (junction 25)  
**Rail:** Dewsbury Railway Station  
**Air:** Leeds Bradford Airport

### Situation

The property is prominently situated on the eastern side of Market Place, with a return frontage on Bond Street, in the heart of Dewsbury town centre. Princess of Wales Precinct is located nearby, with occupiers including Boots the Chemist, WHSmith, Greggs, New Look and Poundland, with other occupiers in the town including Wilko and JD Wetherspoon.

### Description

The property comprises a large well configured ground floor shop with ancillary accommodation on the first floor and plant on the second floor. The property benefits from a small separate parcel of land to the rear of the property that is not demised to the tenant.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

**Completion - 25th January 2018**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	739.79 sq m	(7,963 sq ft)	PEACOCKS	15 years from	£140,000	31/03/2018
First	Ancillary	853.96 sq m	(9,192 sq ft)	STORES LIMITED (1)	31/03/2008 (2) on a full repairing and insuring lease		30/03/2023
Second	Plant	6.22 sq m	(67 sq ft)				
Separate Rear Land	-	-	-	(-) VACANT	-	-	-
<b>Total</b>		<b>1,599.97 sq m</b>	<b>(17,222 sq ft)</b>			<b>£140,000</b>	

(1) For the year ending 27th February 2016, Peacocks Stores Limited reported a turnover of £369,711,000, a pre-tax profit of £67,879,000 and a total net worth of £141,072,000 (Source: Experian Group 09/11/2017). Peacocks trade from some 450 stores and are a part of the Edinburgh Woollen Mill Group, which includes brands such as Edinburgh Woollen Mill, Jane Norman and Ponden Home (Source: www.peacocksstore.co.uk 09/11/2017).

(2) The lease provides for a tenant option to determine on 31st March 2020.



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