

Lot 8

£27,500 per annum exclusive

43 High Street, Knaresborough, North Yorkshire HG5 0HB Freehold Retail Investment



Key Details

- Let to Superdrug Stores Plc until 2021
- September 2018 tenant break removed
- Prominent town centre location 250m from Knaresborough Railway Station
- Neighbouring occupiers include Barclays, Boots, Betfred, M&Co and Tesco Express

Location

Miles: 4 miles north-east of Harrogate
18 miles west of York
18 miles north of Leeds

Roads: A1, A59, A661

Rail: Knaresborough Rail Station

Air: Leeds Bradford International Airport

Situation

Knaresborough is an attractive and affluent market town situated close to Harrogate and the city of York. The property is prominently positioned on the south side of High Street (A59), some 250 metres from Knaresborough railway station. Neighbouring occupiers include Barclays, Boots, Betfred, M&Co and Tesco Express.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

Tenure

Freehold.

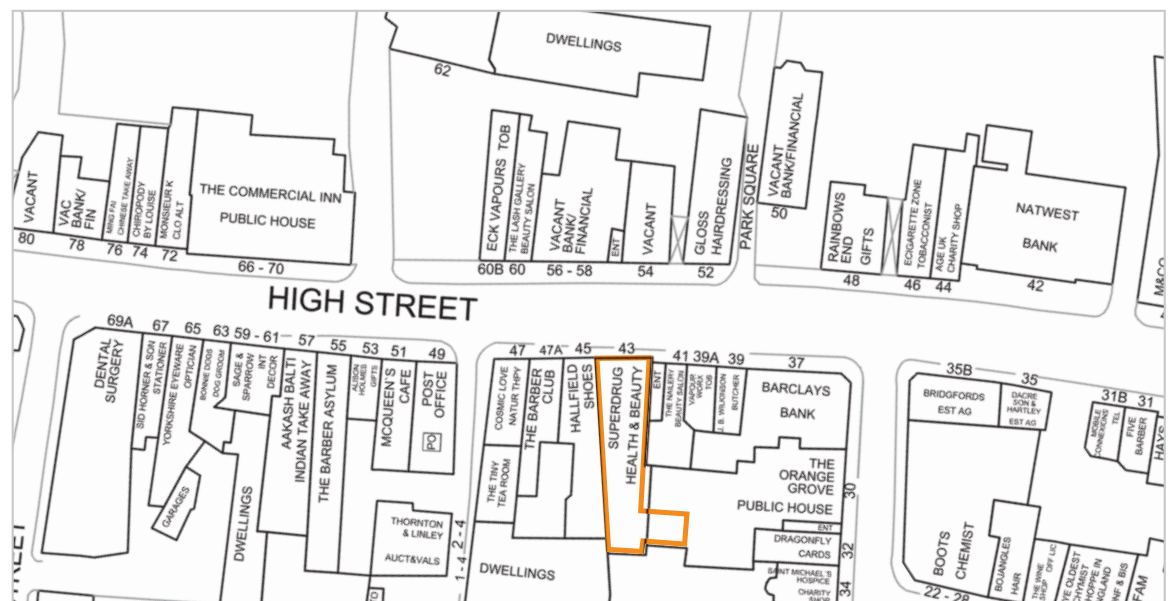
VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	184.5 sq m (1986 sq ft)	SUPERDRUG	5 years from	£27,500	10/09/2021
First	Ancillary	34.7 sq m (374 sq ft)	STORES PLC (1)	11/09/2016 on a full		
Second	Ancillary	35.8 sq m (385 sq ft)		repairing and insuring lease		
Total		255 sq m (2,745 sq ft)			£27,500	

(1) For the year ending 31st December 2016, Superdrug Stores Plc reported a turnover of £1,213,600,000, pre-tax profits of £80,385,000 and a total net worth of £86,291,000 (Source: Experian Group 27/4/2018).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Axiom Stone
Jaymini Ghelani
+44 (0)20 8951 6989
jg@axiomstone.co.uk