

# Lot 88

£10,000 per annum exclusive

## 41 Duckworth Lane, Bradford, West Yorkshire BD9 5ET Freehold Retail Investment



### Key Details

- Predominantly residential suburb
- New 15 year lease from 2018
- Close to Bradford Royal Infirmary Hospital
- VAT-free investment

On Behalf of Mapeley



### Location

**Miles:** 2 miles north-east of Bradford City Centre  
14 miles west of Leeds  
35 miles east of Manchester  
**Roads:** M62, M606, A6177  
**Rail:** Bradford Forster Square  
**Air:** Leeds Bradford Airport

### Situation

The property is located in a predominantly residential suburb 2 miles north-west of Bradford City Centre, close to Bradford Royal Infirmary Hospital. The property is located on Duckworth Lane, close to its junction with Back Girlington Road, and forms part of a local shopping parade where occupiers close by include Paddy Power, Oxfam and Co-op.

### Description

The property comprises a ground floor shop with ancillary accommodation above.

### Tenure

Freehold.

### VAT

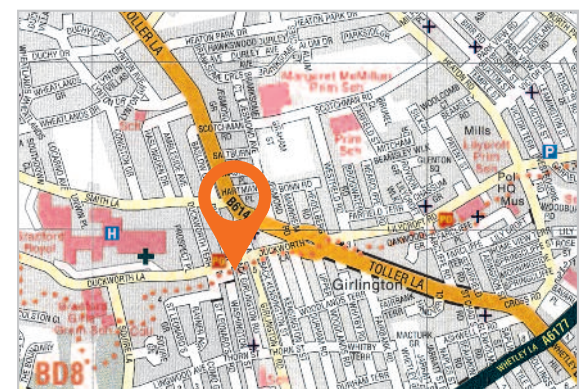
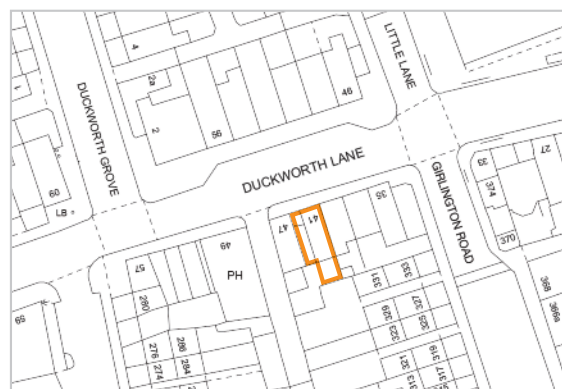
VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	57 sq m (613 sq ft)	CAKE BOX	15 years from 26/03/2018	£10,000 (2)	26/03/2023
First	Ancillary	47 sq m (506 sq ft)	DUCKWORTH LIMITED t/a Cake Box (1) with personal guarantee	until 25/03/2033		& 5 yearly
<b>Total</b>		<b>104 sq m (1,119 sq ft)</b>			<b>£10,000</b>	

- (1) "In 2008 we opened our very first Eggfree Cake Box store, and now 10 years later we are pleased to announce that we our opening our 80th branch. In past years, we have opened stores all across the nation, and we plan to open another 30 stores in the next twelve months. Our aim is to have at least one Eggfree Cake Box branch in every major town across the UK." (Source : [www.eggfreecake.co.uk](http://www.eggfreecake.co.uk)).
- (2) There is a three month rent free period for which the vendor will top up the rent, so the buyer effectively receives £10,000 per annum from completion.



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