

44a Selby Road, Wykebeck,
Leeds, West Yorkshire LS9 0JH

Freehold Convenience Store Investment

Lot 42

£41,206 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	275.36 sq m (2,964 sq ft)	MARTIN MCCOLL	16.5 years from	£41,206 (2)	November
Ground	Ancillary	263.10 sq m (2,832 sq ft)	LIMITED (1)	18/05/2018 until	rising to	2019 and 5
First	Void	366.69 sq m (3,947 sq ft)		17/11/2032 on a full	£45,495 in	yearly
				repairing and	November 2024	thereafter.
				insuring lease	rising to	2% per annum
					£50,230 in	fixed rental
					November 2029	uplifts
						compounded
						throughout the
						term
Total		905.15 sq m (9,743 sq ft)			£41,206 (2)	

(1) McColl's trade from over 1,600 stores throughout the UK. For the year ending 27th November 2016, Martin McColl Limited reported a turnover of £518,736,000, pre-tax profits of £25,631,000 and a total net worth of £111,606,000 (Source: www.mccolls.co.uk and Experian Group 10/08/2018).

(2) The current rent passing is £40,000 per annum. The vendor has agreed to adjust the completion monies so that the property will effectively produce £41,206 per annum from completion of the sale until the first rent review in November 2019.

Key Details

- Let to Martin McColl Limited
- 16.5 year lease from May 2018 (no breaks)
- 2% per annum fixed rental uplifts compounded throughout term
- Rent increases to £45,495 pa in November 2024 and £50,230 pa in November 2029
- Recently re-fitted large store – approximately 9,743 sq ft
- Predominantly residential location 3 miles east of Leeds city centre

Location

Miles: 3 miles east of Leeds city centre
11 miles east of Bradford

Roads: A61, A63, A64, M1

Rail: Cross Gates Railway Station

Air: Leeds/Bradford Airport

Situation

Wykebeck is a predominantly residential suburb of Leeds some three miles east of Leeds city centre. The property occupies a prominent position fronting Selby Road, with a number of independent retailers being located close by.

Description

The property comprises a recently refitted ground floor convenience store with ancillary accommodation on the first floor (void).

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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