

# Wilko, Units 1-3, 7, 9 & 11 Salter Row, **Pontefract, West Yorkshire WF8 1BA**

**Freehold Retail Investment** 





#### **Key Details**

- Let to Wilkinson Hardware Stores Limited
- Attractive and historic West Yorkshire market town

Pedestrianised town centre location

 Neighbouring occupiers include Argos, Bonmarché, H Samuel, New Look, Boots Optician, Claire's Accessories and Halifax Bank

#### On Behalf of a Major Fund

### 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/ Bradford International Airport

#### Situation

Pontefract is an attractive and historic West Yorkshire market town. The property is situated in a prominent position on the north side of Salter Row, opposite the entrance to Pontefract Market Hall. Salter Row forms part of the pedestrianised prime retail pitch in the heart of the town centre. Neighbouring occupiers include Argos, Bonmarché, H Samuel, New Look, Boots Optician, Claire's Accessories and Halifax Bank.

#### Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation.

#### Tenure

Freehold.

#### VAT

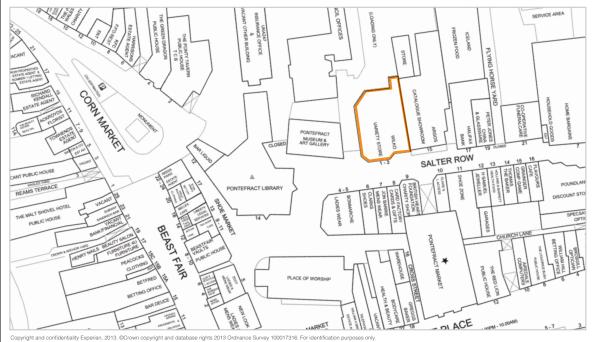
VAT is applicable to this lot.



## Tenancy and accommodation

| Floor           | Use                 | Use Floor<br>(App |               | Tenant                                      | Term   | Rent p.a.x. | Reversion  |
|-----------------|---------------------|-------------------|---------------|---|--|-------------|------------|
| Ground<br>First | Retail<br>Ancillary |                   |               | WILKINSON<br>HARDWARE STORES<br>LIMITED (1) | 10 years from<br>24/06/2010 on a full<br>repairing and insuring<br>lease | £118,000    | 23/06/2020 |
| Total           |                     | 699.36 sa m       | (7.528 sq ft) |   |  | £118.000    |            |

(1) For the year ending 28th January 2017, Wilkinson Hardware Stores Limited reported a turnover of £1,512,763,000, pre-tax profits of £5,198,000 and a total net worth of £142,450,000 (Source: Experian Group 14/9/2018).



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: Mishcon de Reya Nicholas Kirby +44 (0)20 3321 6707 nicholas.kirby@mishcon.com