

Lot 68

£118,000 per annum exclusive

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	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	496 sq m (5,339 sq ft)	WILKINSON	10 years from	£118,000	23/06/2020
First	Ancillary	203.36 sq m (2,189 sq ft)	HARDWARE STORES LIMITED (1)	24/06/2010 on a full repairing and insuring lease		
Total		699.36 sq 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).



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