

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

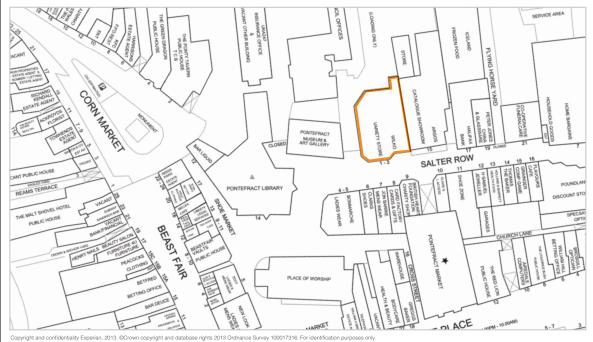
VAT is applicable to this lot.



Tenancy and accommodation

Floor	Use	Use Floor (App		Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary			WILKINSON HARDWARE STORES LIMITED (1)	10 years from 24/06/2010 on a full repairing and insuring 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).



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