

# Lot 33

£121,800 per annum  
exclusive

## Job Centre Plus, Century House, Church Lane, Pudsey, Nr Leeds, West Yorkshire LS28 7RQ

Freehold Office Investment

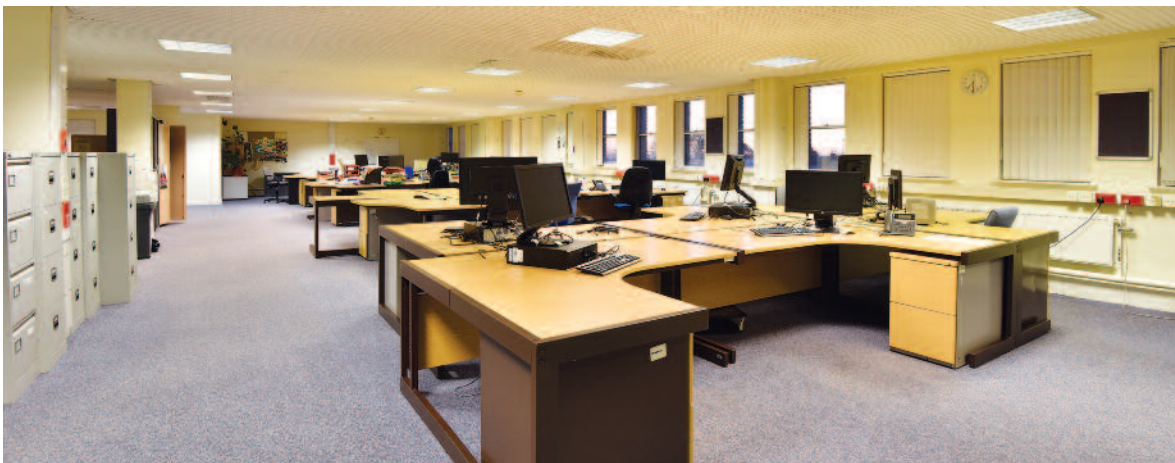




## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office	275 sq m (2,960 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	From 01/04/2018 until 31/03/2027 on a full repairing and insuring lease (1)	£121,800 (2)	31/03/2023
First	Office	545 sq m (5,867 sq ft)				
Second	Office	571 sq m (6,146 sq ft)				
Third	Office	558 sq m (6,006 sq ft)				
<b>Total</b>		<b>1,949 sq m (20,979 sq ft)</b>			<b>£121,800 (2)</b>	

- (1) The Lease is on full repairing and insuring terms subject to an arrangement during the period where the Government or a Government Department is the tenant where generally the Government will be self-insuring i.e. there is no requirement for the tenant to insure and no entitlement for the landlord to insure. Where those circumstances apply the Government Department assumes the risk of reinstatement as set out in Schedule 9 of the lease.
- (2) The lease provides for a rent free period from 1st April 2018 until 1st January 2020. The seller will pay the buyer monies equivalent to £121,800 per annum exclusive from completion of the sale until the end of the rent free period. Therefore the property will produce £121,800 per annum exclusive from the completion of the sale.



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### Key Details

- Let to The Secretary of State for Communities and Local Government on a renewed lease until 2027 (no breaks)
- Substantial building approximately 1,949 sq m (20,979 sq ft)
- Prominent town centre location 100 metres from central bus station
- Long term residential redevelopment potential (subject to consents)
- Nearby occupiers include the main Post Office, Sainsbury's, Argos, Greggs, Lloyds Pharmacy and Fultons Foods

### Location

**Miles:** 7 miles west of Leeds  
5 miles east of Bradford  
**Roads:** B6154, A6110, M621, M62  
**Rail:** New Pudsey Railway Station  
**Air:** Leeds Bradford Airport

### Situation

Pudsey is located 7 miles west of Leeds and 5 miles east of Bradford. The property is prominently situated in a corner position at the junction of Church Lane and Lower Tofts Road. Neighbouring occupiers include the main Post Office, Sainsbury's, Argos, Greggs, Lloyds Pharmacy and Fultons Foods.

### Description

The property comprises a substantial office building comprising open plan office accommodation arranged on the ground, first, second and third floors. The property benefits from a rear car park accommodating some 30 cars. The property may be suitable for long term residential redevelopment (subject to consent).

### Tenure

Freehold.

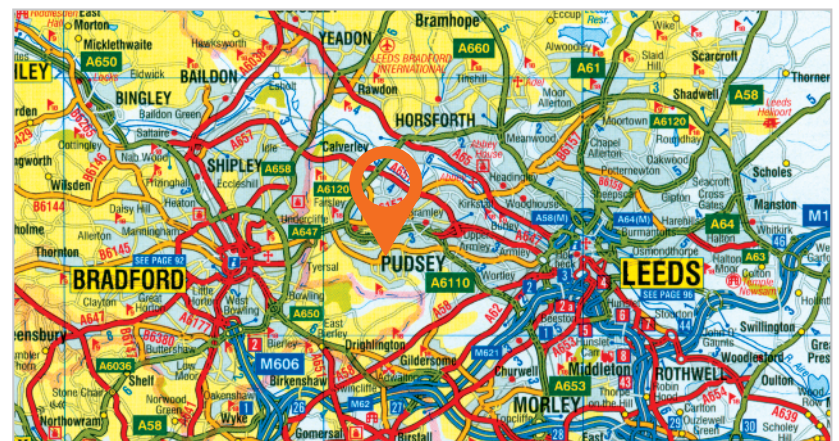
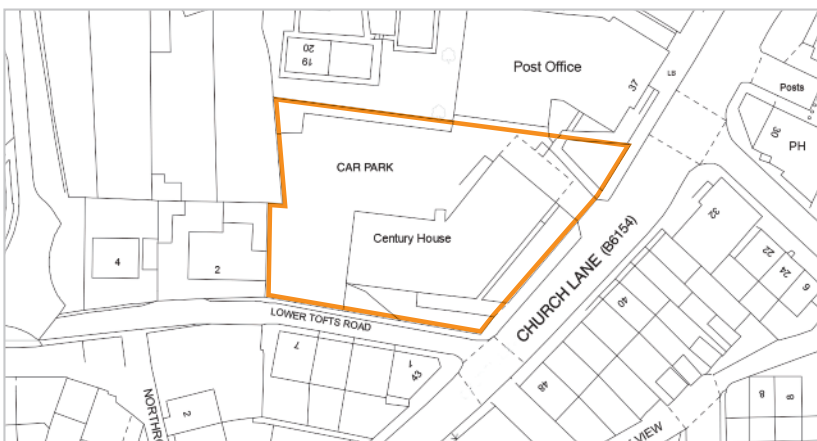
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band E.  
See legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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