

# Lot 10

£44,000 per annum exclusive

## Unit C1 Willowbridge Way, Whitwood Common Lane, Castleford, West Yorkshire WF10 5NP

Prominent Tyre and Exhaust Centre Investment



### Key Details

- Let to ATS Euromaster Limited
- Approximately 780.00 sq m (8,396 sq ft)
- Site area of 0.47 acres and an approximate site coverage of 49%
- Excellent road connections located half a mile to J31 of M62
- Established commercial area with nearby occupiers including Howdens, Imexpart, Toolstation, DHL, Booker Wholesale, Argos and Premier Inn
- First time on the market for nearly 20 years

### Location

Miles: 12 miles south-east of Leeds  
30 miles south-west of York

Roads: A1(M), A655, M62 (J31)

Rail: Castleford

Air: Leeds Bradford Airport

### Situation

The property is situated to the south-west of Castleford town centre, on Willowbridge Way off Whitwood Common Lane. The property benefits from fantastic road connections being just half a mile to Junction 31 of the M62, which leads to the A1(M) to the east, giving access to both the north and south. The surrounding area is predominantly commercial, with nearby occupiers including Howdens, Imexpart, Toolstation, DHL, Booker Wholesale, Argos and Premier Inn.

### Description

The property comprises a double-fronted, single storey workshop with approximately 20 marked car parking spaces to the front. The site extends over 0.47 acres with an approximate site coverage of 49%.

### Tenure

Virtual Freehold, for a term of 999 years from 14th January 1998 at a peppercorn rent.

### VAT

VAT is applicable to this lot.

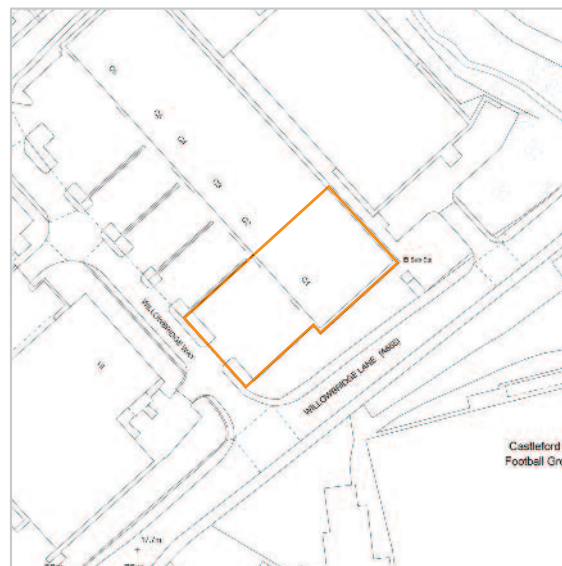
### Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Workshop	780.00 sq m	(8,396 sq ft)	ATS EUROMASTER LIMITED (1)	10 years from 25/03/2010 until 24/03/2020 (2) on a full repairing and insuring lease	£44,000
<b>Total</b>		<b>780.00 sq m</b>	<b>(8,396 sq ft)</b>			<b>£44,000</b>

- (1) For the year ending 31st December 2017, ATS Euromaster Limited reported a turnover of £271,305,000 and a total net worth of £69,260,000 (Source: Experian Group 05/03/2019). ATS Euromaster was established in 1965 and operates from more than 355 fast-fit centres across the UK (Source: www.atseuromaster.co.uk).
- (2) The tenant is not currently in occupation and has recently requested to surrender the lease and take a new lease with a subsidiary company, Tructyre.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
george.goucher@acuitus.co.uk

**Seller's Solicitors: Jury O'Shea LLP**  
James O'Shea  
+44 (0)20 3176 4255  
james.oshea@juryoshea.com