

Lot 37

Vacant Possession
(plus £5,600 pa for rear
car parking lease and
licence) (2)

50-52 Westgate, Wakefield, West Yorkshire WF1 2SA

Freehold Nightclub/Bar Opportunity with Change of Use/Redevelopment Potential



Key Details

- Approximately 1,327 sq m (14,284 sq ft)
- Of interest to owner occupiers, developers and investors with change of use potential
- Potential to redevelop entire or upper parts (subject to consents)
- Nearby occupiers include several bars and nightclubs, banks and national retailers including Sports Direct

On behalf of Stonegate Pub Company

Location

Miles: 11 miles south of Leeds
24 miles north of Sheffield
Roads: A650, A642, A638, M1, M62
Rail: Wakefield Westgate, Wakefield Kirkgate
Air: Leeds Bradford Airport

Situation

The property is situated in a central location on the north side of Westgate, close to its junction with the pedestrianised Silver Street, near The Ridings Shopping Centre which houses retailers including Morrisons, Boots the Chemist and Holland & Barrett. Other nearby occupiers include Sports Direct, Subway, Costa, various banks and several bars and nightclubs.

Description

The property comprises a large four storey building with a bar/nightclub on the ground floor and ancillary accommodation at basement (cellar), first and second floors. The property is sold subject to licences for car parking for about 5 cars to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Nightclub	381.37 sq m (4,105 sq ft)	VACANT (1)	-	-
Cellar	Ancillary	212.45 sq m (2,287 sq ft)			
First	Ancillary	366.59 sq m (3,946 sq ft)			
Second	Ancillary	366.59 sq m (3,946 sq ft)			
Rear	Car Parking	-	(-) RAMSDENS SOLICITORS LLP	New 6 year lease agreed (not completed) with tenant option to determine at year 3	£3,800 (2)
Rear	Car Parking	-	(-) FIRST CHOICE RECRUITMENT LTD	Licence from 08/02/2017 determinable on 1 month's notice	£1,800
Total		1,327.00 sq m (14,284 sq ft)			£5,600 (2)

- (1) Please note that the property is currently trading but is to be sold as a closed site with Vacant Possession on completion of the sale. Please note that the fixtures and fittings will be removed from the property prior to completion - please see Special Conditions of Sale.
(2) The current lease to Ramsdens Solicitors expired on 5th February 2019 and the current rent is £3,400 per annum. The lease renewal is currently in solicitors hands.



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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: Charles Russell Speechlys LLP
Sarah Morley
+44 (0)20 7427 6417
sarah.morley@crsblaw.com