

Lot 12

£155,000 per annum
exclusive

B&M, 56/78 Halifax Road,
Todmorden, West Yorkshire OL14 5QG
Prominent Freehold Retail Investment with Car Parking



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First	Retail Ancillary	1,132.64 sq m	(12,192 sq ft)	B&M RETAIL LIMITED (1)	10 years from completion on a full repairing and insuring lease	£155,000	2025 (2)
Total		1,276.17 sq m	(13,737 sq ft)			£155,000	

(1) For the year ended 31st March 2018, B&M Retail Limited reported a turnover of £2,801,499,000, pre-tax profits of £273,406,000 and a net worth of £754,389,000 (Source: Experian 13/01/2020). B&M was formed in 1978 and is now one of the leading variety retailers in the UK. From its first store in Blackpool, Lancashire, B&M has grown to over 600 stores and employs over 26,000 people (Source: www.bandmretail.com).

(2) Capped so as not to exceed £170,000.

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Key Details

- Prominent roadside location
- Let to B&M Retail Limited on a new 10 year lease from completion (no breaks)
- Car park included approximately 70 spaces
- Comprises 13,737 sq ft on a site of approximately 1.09 acres

Location

Miles: 20 miles south of Skipton
22 miles north of Manchester
25 miles west of Leeds

Roads: A646, A6033, M62, M65

Rail: Todmorden Railway Station

Air: Leeds Bradford Airport

Situation

Todmorden is a predominantly residential town 20 miles south of Skipton, 22 miles north of Manchester and 25 miles west of Leeds. The town benefits from its close proximity to the M62 and M65. The property is located in a prominent roadside position on the A646 Halifax Road, close to its junction with Canal Street. The property is adjacent to Todmorden Health Centre, with other occupiers nearby including Lidl and a number of local traders.

Description

The property comprises a large ground floor shop with sales, staff and ancillary accommodation. The property benefits from on-site car parking. Approximate site area 1.09 acres (0.44 hectares). There is an electrical substation on site.

Tenure

Freehold. Part Leasehold (see plan). Part of the car park held for a term of 99 years from 12th May 1995 (74 years unexpired) at a peppercorn rent.

VAT

VAT is applicable to this lot.

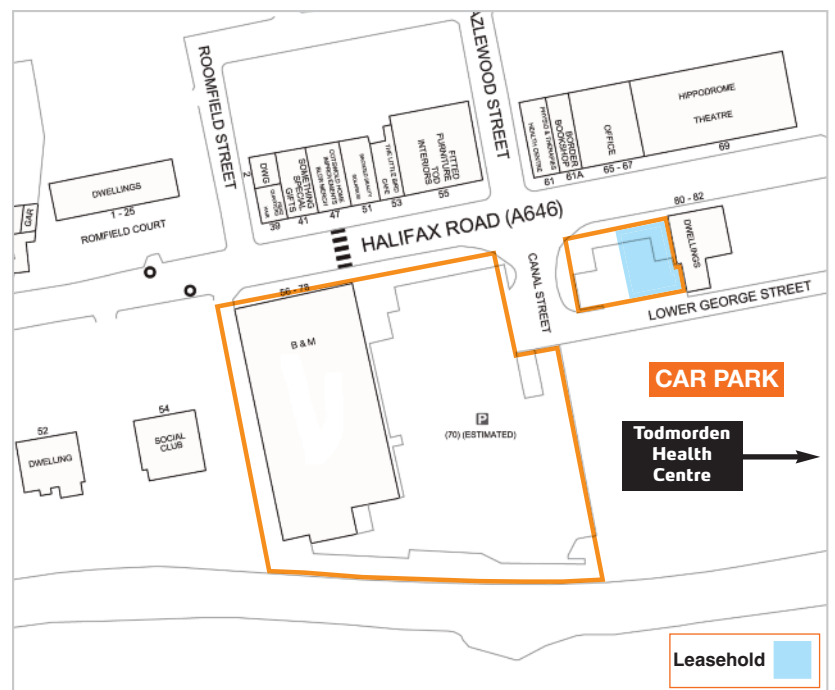
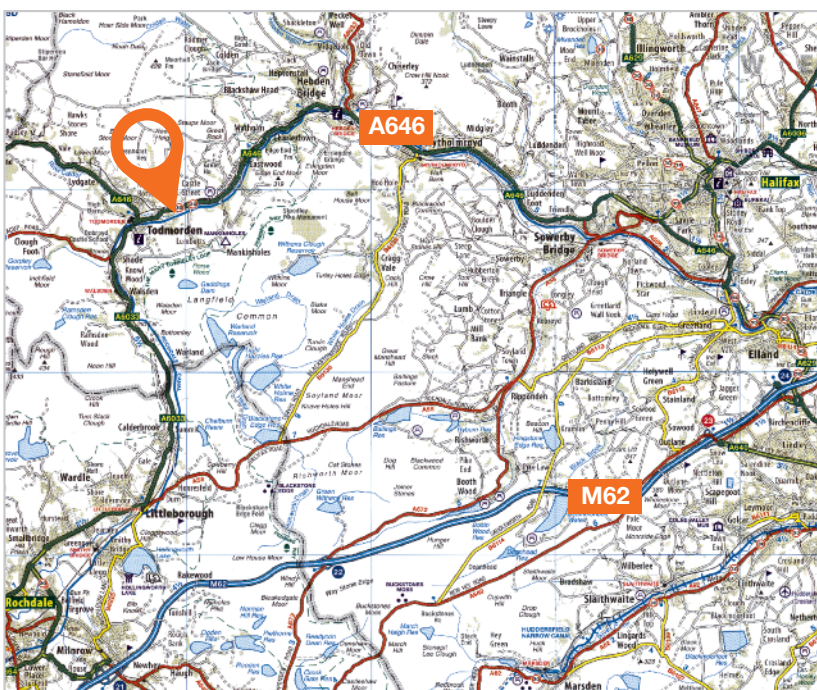
Rateable Value (3)

1st April 2017 - £153,000

Six Week Completion

Energy Performance Certificate

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



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