

Units 1 & 2 Otley Road,  
Shipley, West Yorkshire BD18 3SA  
Modern Freehold Retail Investment

Lot 20

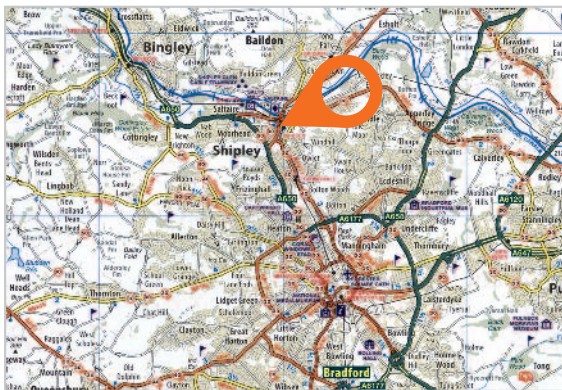
£83,500 per annum  
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 1	Ground	Retail	341.88 sq m (3,680 sq ft)	TRAVIS PERKINS (PROPERTIES) LIMITED t/a Tile Giant (1)	20 years from 13/05/2008 (2)	£40,000	13/05/2023 (12/05/2028)
Unit 2	Ground	Retail	319.50 sq m (3,439 sq ft)	SALVATION ARMY TRADING COMPANY LIMITED (3)	10 years from 04/12/2019 (4)	£43,500 (5)	(04/12/2024) (03/12/2029)
Aspect 88	First, Second and Third	20 Residential Flats	Not measured	SP ASSETS LLP	999 years from 25/04/2018	Peppercorn	(24/04/3017)
Total Commercial Floor Area			661.40 sq m (7,119 sq ft)			£83,500	

- (1) As to Unit 1, for the year ending 31st December 2018, Travis Perkins (Properties) Limited (CRN00468024) reported a turnover of £92,200,000, pre-tax profits of £52,200,000 and a total net worth of £277,100,000 (Source: Experian group 16/01/2020).
- (2) As to Unit 1, the lease provides for a tenant option to determine the lease on 12/05/2023.
- (3) For the year ending 31st March 2019, Salvation Army Trading Company Limited (CRN 02605817) reported a turnover of £54,317,884, pre-tax profits of £6,753,953 and a total net worth of £13,740,647 and is rated as "Very Low Risk" (Source Experian Group 16/01/2020). The Salvation Army has approximately 50,000 members and 4,000 employees in the UK and Republic of Ireland and is part of the wider International Salvation Army which operates in 127 countries (Source: www.salvationarmy.org.uk).
- (4) As to Unit 2, the lease provides for a tenant option to determine the lease on 13/05/2024.
- (5) As to Unit 2, the lease provides for a rent free period until 4th June 2020. The Seller will pay the Buyer a sum equivalent to the current rent reserved of £43,500 per annum exclusive from completion of the sale until the end of the rent free period on 4th June 2020. Therefore the unit will produce £43,500 per annum exclusive from completion of the sale.



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**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors:**  
**Linder Myers Solicitors**  
**Yasar Kaushal**  
+44 (0)161 828 2806  
yasar.kaushal@lindermysers.co.uk

Key Details

- Unit 1 Let to Travis Perkins (Properties) Limited t/a Tile Giant until 2028 (subject to option)
- Unit 2 Let to Salvation Army Trading Company Limited until 2029 (subject to option)
- Prominent position fronting the busy A6038
- Neighbouring occupiers include Subway, Santander, NatWest, Costa Coffee and Laura Ashley

Location

- Miles:** 3 miles north of Bradford  
13 miles north-west of Leeds
- Roads:** A6038, A650, M62
- Rail:** Shipley Railway Station
- Air:** Leeds Bradford Airport

Situation

Shipley is a popular suburb situated to the north of Bradford city centre and a popular Leeds commuter town. The property is prominently located on the east side of Otley Road (A6038), next to Shipley Railway Station. Neighbouring occupiers include Subway, Santander, NatWest, Costa Coffee and Laura Ashley.

Description

The property comprises two retail units on the ground floor and residential flats on the upper three floors that have been let on a long lease. The property benefits from parking for approximately 11 cars at the front of the property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk