

247-249 Spen Lane, Gomersal, Cleckheaton, West Yorkshire BD19 4LT

Freehold Retail and Residential Investment

Lot 37

£28,706 per annum exclusive rising to £31,694 in 2024 and £34,993 in 2029



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground First	Retail Residential	174.5 sq m (1,878 sq ft) 4 bedroom Flat	MARTIN McCOLL LIMITED (1)	20 years from 10/02/2014 on a full repairing and insuring lease	£28,706	10/02/2024 and 10/02/2029 (2) (09/02/2034)
Total Commercial Floor Area		174.5 sq m (1,878 sq ft)			£28,706	

(1) For the year ending 25th November 2018, Martin McColl Limited reported a turnover of £835,333,000, pre-tax profits of £34,718,000 and a total net worth of £71,797,000 (Source: Experian Group 8/01/2020). McColl's operates around 1,550 convenience stores and newsagents across England.

(2) The lease provides for fixed rent increases every fifth year of the term. In 2024, the rent will increase to £31,694 p.a.x. and in 2029 will increase to £34,993 p.a.x.

Key Details

- Entirely let to Martin McColl Limited until 2034 (no breaks)
- 5 year fixed rental increases, the next in 2024
- Includes a self-contained 4 bedroom flat

Location

Miles: 10 miles south-west of Leeds
6 miles south of Bradford
5 miles north-west of Dewsbury
Roads: A643, M62 (Junctions 25 and 26)
Air: Leeds Bradford Airport

Situation

The property is situated in a predominantly residential location some 1 mile east of Cleckheaton on the north side of Spen Lane (A643), and forms part of a local neighbourhood parade of shops.

Description

The property comprises a ground floor convenience store with a post office together with a first floor self-contained 4 bedroom flat accessed from the side, which has been sublet.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acutus.co.uk



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