

# Lot 18

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

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

Freehold Retail and Residential Investment

14 years unexpired term  
- No breaks



### Key Details

- Entirely let to Martin McColl Limited until 2034 (no breaks)
- 5 year fixed rental increases, the next in 2024
- No Arrears
- 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.

### Ten Week Completion Available

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

## 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)
<b>Total Commercial Floor Area</b>		<b>174.5 sq m (1,878 sq ft)</b>			<b>£28,706</b>	

- (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.



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