

**Lot 27, TK Maxx, 90 / 93 Cathedral Walk, The Ridings Shopping Centre, Wakefield,
West Yorkshire WF1 1YD**

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Substantial Department Store Investment

www.acuitus.co.uk

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Property Information

Substantial Department Store Investment

- Let to TJX UK (t/a TK Maxx)
- Immediate Asset Management Opportunities
- Approximately 22,505 sq ft
- Forms part of The Ridings Shopping Centre
- Excellent location close to the main entrance of The Ridings Shopping Centre
- Other occupiers in the shopping centre include Marks & Spencer, Primark, Superdrug, Morrisons, Boots the Chemist and Poundland
- Located close to Merchant Gate Regeneration Scheme

Lot
27

Auction
18/May/2022

Rent
£250,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 10 miles south of Leeds, 24 miles north of Sheffield

Roads A61, A642 M1 (Junction 40)

Rail Wakefield Westgate (direct link to London King's Cross) and Wakefield Kirkgate Railway

Air Leeds/Bradford Airport

Situation

The property is situated on the Upper Mall level of The Ridings Shopping Centre, which is located in the heart of Wakefield City Centre, a short walk from both Wakefield Westgate and Wakefield Kirkgate Railway Stations. The Ridings Shopping Centre houses occupiers including Marks & Spencer, Primark, Superdrug, Morrisons, Boots the Chemist and Poundland. The shopping centre comprises approximately 100 units providing over 345,000 sq ft of retail accommodation and provides car parking for approximately 1,070 cars over 3 car parks, each with direct access to the mall.

Tenure

Long Leasehold. Held for a term of 125 years (less 12 days) from 17th October 1983 until 4th October 2108 at a peppercorn rent.

Description

The property comprises a large single floor Department Store, forming part of the larger Ridings Shopping Centre.

VAT

VAT is applicable to this lot.

Completion Period

Eight Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Upper Mall Level	Retail/Ancillary	2,090.78 sq m	(22,505 sq ft)	TJX UK (1) (t/a TK Maxx)	10 years from 26/12/2011 (holding over) on a full repairing and insuring lease	£250,000
Total		2,090.78 sq m	(22,505 sq ft)			£250,000

(1) www.tkmaxx.com. TJX UK operate 2 brands in Europe - TK Maxx and Homesense.

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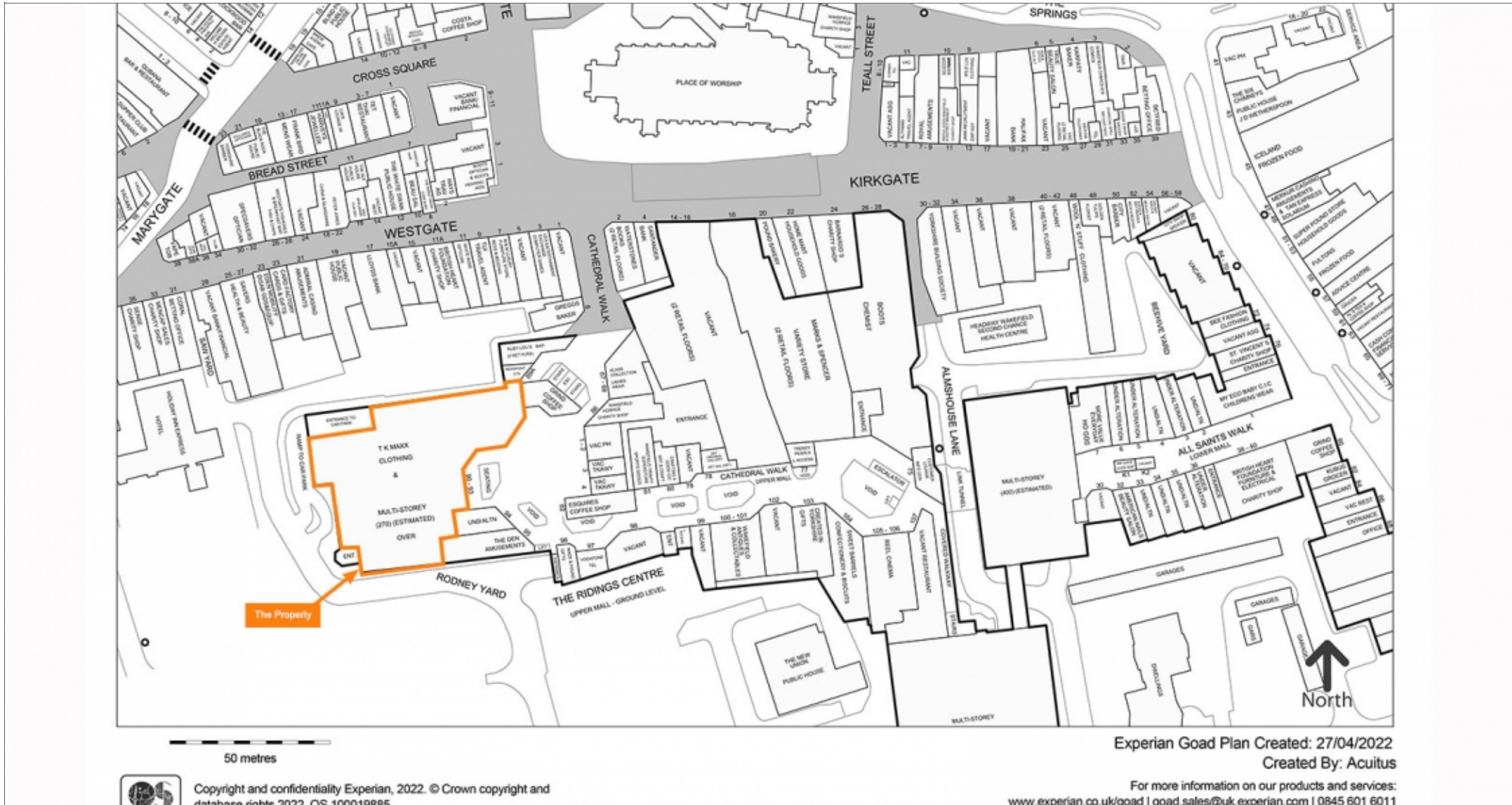
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September 2020