## West Yorkshire WF13 1PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

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### **Property Information**

#### Freehold Retail Investment • Let to Smart Schoolwear Limited (a School Uniform Shop) • 10 year lease from May 2014 • Close to Dewsbury Market as well as other retailers such as Costa, Subway, Wilko and Boots the Chemist Lot Auction 42 12/Jul/2022 Rent Status £17,000 per Annum Exclusive Available Sector **Auction Venue** High Street Retail Live Streamed Auction

Miles	9 miles south-west of Leeds, 10 miles south-east of Bradford				
Roads	A638, A644, M1 (junction 40), M62 (junction 25)  Dewsbury Railway Station				
Rail					
Air	Leeds/Bradford Airport				
Situation					
its junction to	y is located in Dewsbury town centre on Crackenedge Lane close to b Corporation Street. Dewsbury Market is nearby as well as retailers				
Tenure	way, Costa, Wilko and Boots the Chemist.				
Tenure Freehold.	way, Costa, Wilko and Boots the Chemist.				
	way, Costa, Wilko and Boots the Chemist.				

Descriptio	n
	y comprises a ground floor shop with ancillary accommodation the mezzanine floor.
VAT	
VAT is appli	cable to this lot.
Completio	n Period
6 week com	pletion

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.
Ground Mezzanine	Retail/Ancillary Ancillary (former retail)	142.14 73.13		SMART SCHOOLWEAR LIMITED (1) (t/a Rawcliffes - The Schoolwear Specialists)	10 years from 13/05/2014 on a full repairing and insuring lease (2)	£17,000
Total		215.27	(2,316)			£17,000

<sup>(1)</sup> www.smartschoolwearcentre.co.uk. The tenant trades from other branches in Harrogate, Leeds and Hull.

<sup>(2)</sup> The lease was subject to a tenant break option in 2019 which was not exercised. The lease is subject to a photographic Schedule of Condition.

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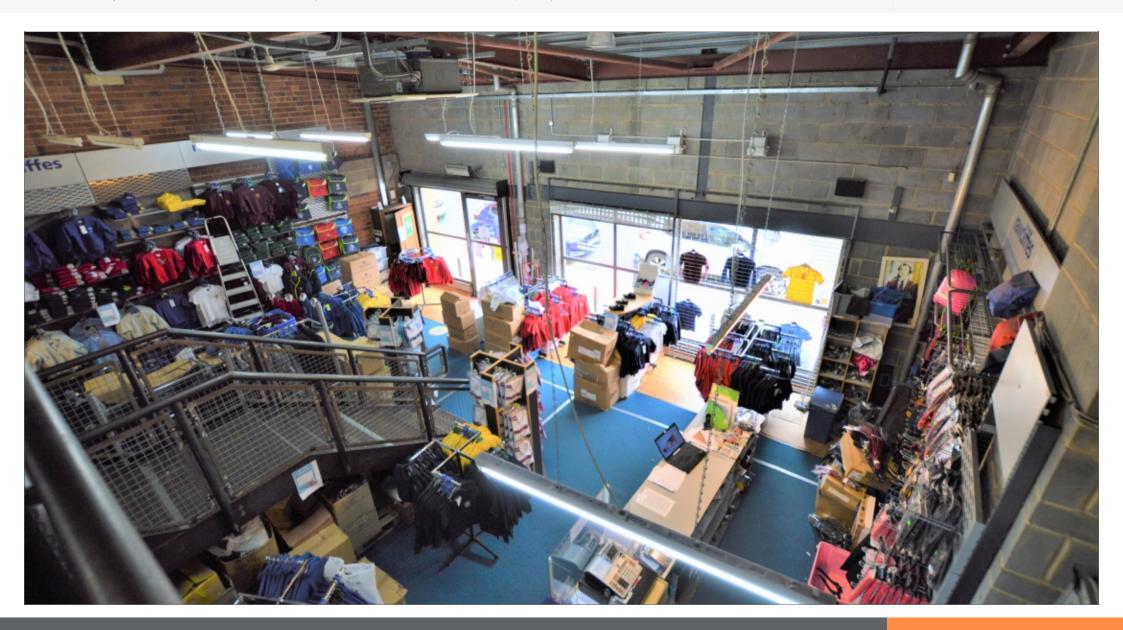




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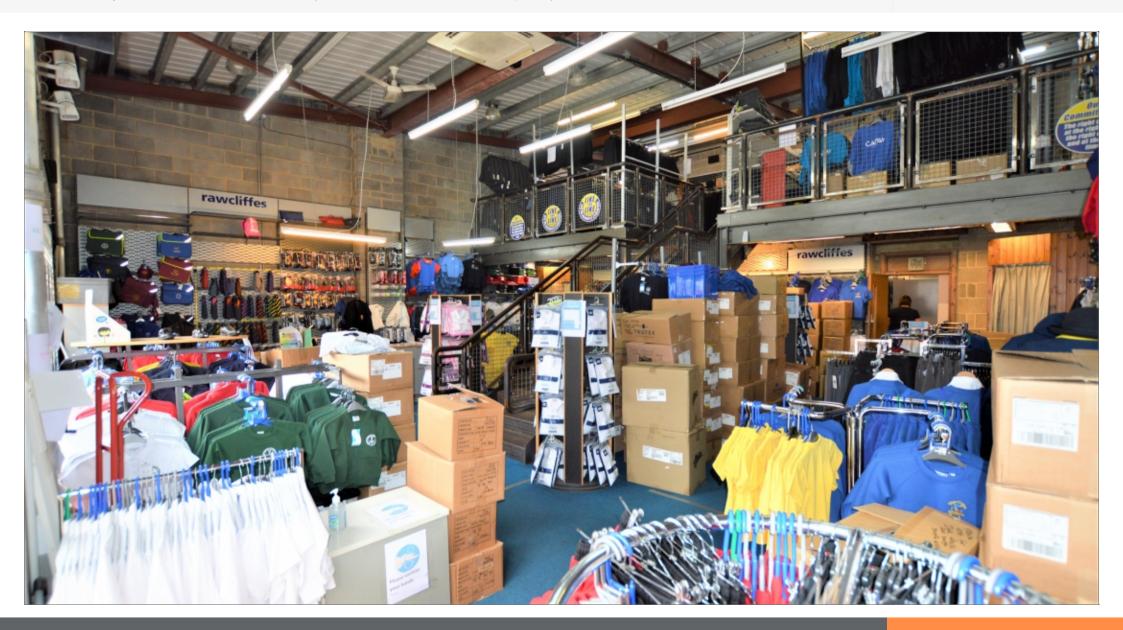




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#### **Contacts**

#### Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk

#### Seller's Solicitors

Newtons Solicitors 49 Coniscliffe Road, Darlington, Co Durham DL3 7EH

Patrick Quigley 01325 731973 patrick.quigley@newtons.co.uk

#### **Associate Auctioneers**



Claro Court Business Centre Harrogate HG1 4BA

Chris Robbins 01423 505501 07595 279096 info@robbinsassociates.net

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