

Lot 42, 18a Crackenedge Lane, Dewsbury,

West Yorkshire WF13 1PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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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

42

Auction

12/Jul/2022

Rent

£17,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

9 miles south-west of Leeds, 10 miles south-east of Bradford

Roads

A638, A644, M1 (junction 40), M62 (junction 25)

Rail

Dewsbury Railway Station

Air

Leeds/Bradford Airport

Situation

The property is located in Dewsbury town centre on Crackenedge Lane close to its junction to Corporation Street. Dewsbury Market is nearby as well as retailers such as Subway, Costa, Wilko and Boots the Chemist.

Tenure

Freehold.

EPC

Rating C.

Description

The property comprises a ground floor shop with ancillary accommodation arranged on the mezzanine floor.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion

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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	(1,529) (787)	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

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

(2) 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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September 2020