

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within the town centre, running parallel to Kirkgate which is the town's principal retail thoroughfare, and being amongst such multiples as **Age UK, Halifax, CEX, Cash Generator, Nationwide, Betfred** and only yards from **The Trinity Walk Shopping Centre** which houses **JD Sports, O2, H & M, Barclays** and many more.

Wakefield is located 8 miles south of Leeds and enjoys good road links via the M1 (Junction 39) and the M62 (Junction 3).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Photography Studio** on the first and second floors. In addition, the property benefits from having rear access which backs on to a **rear yard** providing parking for **1 Car**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 18 (Ground Floor Shop)	Gross Frontage 17'2" Internal Width 12'3" widening at rear to 15'11" Shop & Built Depth 42'7" WC	M. Jakubiszyn (Hairdresser)	5 years from 1st August 2014	£10,400	FRI
No. 18a (First & Second Floors)	First Floor Area Approx 475 sq ft ¹ Second Floor Area Approx. 325 sq ft ¹ Total Area Approx. 800 sq ft¹	F. Beaumont (Photography Studio)	6 years from 28th November 2014	£5,760	FRI Rent Review November 2017
TOTAL				£16,160	

¹ Not inspected – Areas from VOA

£16,160 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar – Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

