



SITUATION

Located in this established retail parade close to **Harehills Labour Club** and a **Post Office** serving the surrounding residential population approximately 2 ½ miles to the east of Leeds city centre.

Leeds is an important commercial, financial and administrative centre which enjoys excellent road access via the M1 and M621 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the First Floor with UPVC double glazing. There is front lay-by parking and use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	16'4"
Shop Depth	48'11"
Built Depth	62'3"
WC	

First Floor Flat (Not Inspected By Barnett Ross)

2 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx 1,600 branches)** for a term of 16 years from 3rd February 2011 at a current rent of **£11,350 per annum** exclusive.

Rent Reviews 2016 and 2021 to greater of OMV or 2.5% p.a. compounded. Therefore, the minimum rent in 2016 will be £12,921 p.a.

Note: The flat has been sub-let to an employee on an AST at £3,120 p.a.

**£11,350 per annum
with Minimum Rental
Uplifts**

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS BORD**

VENDOR'S SOLICITORS
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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 £275 (including VAT) upon exchange of contracts