6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position within the town centre adjacent to **CEX**, running parallel to Kirkgate which is the town's principal retail thoroughfare and amongst such multiples as **Age UK**, **Halifax**, **Nationwide** and only yards from 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 terrace building comprising a **Ground Floor Double Shop** with internal access to **Ancillary Storage** on the two upper floors. The property has the benefit of rear access for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

£35,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	36'6"
Internal Width	33'3"
Shop Depth	65'7"
Built Depth	78'2"
Sales Area	Approx 2,180 sq ft
Office/Store Area	Approx 320 sq ft

First Floor Storage

Area	Approx 1,060 sq ft
Ladies/Gents WC's	

Second Floor Storage

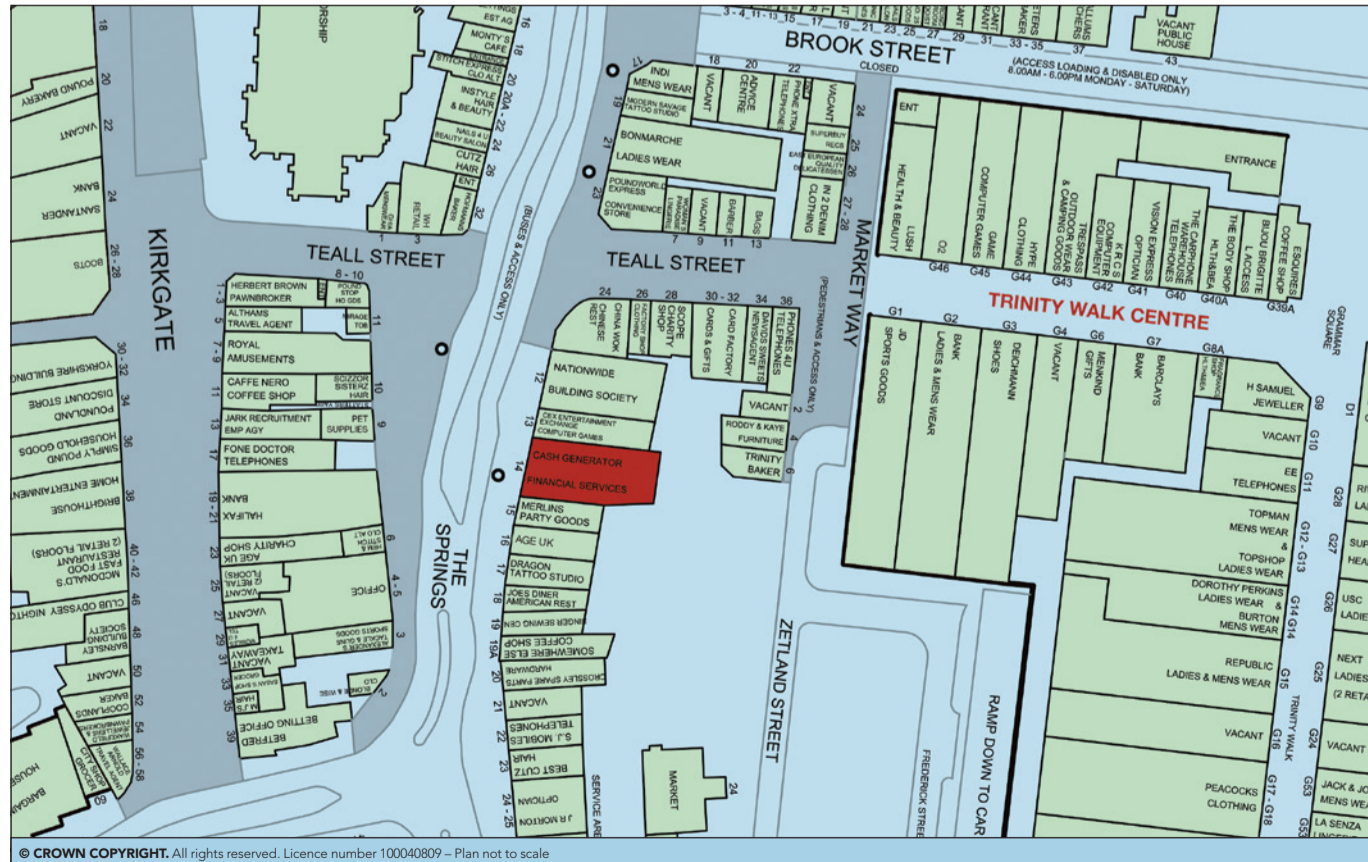|	
Area	Approx 710 sq ft
Total Area	**Approx 4,270 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **R & BVG Ltd** trading as a **Cash Generator** for a term of 10 years from 7th August 2013 **(in occuption for 10 years)** at a current rent of **£35,000 per annum** exclusive.

Rent Review 2018

Note: Cash Generator is one of the largest operators of new and second hand retail goods with over 220 branches, of which approx. 150 are franchised.

6 WEEK COMPLETION

Trinity Walk Shopping Centre

The Property

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