

6 WEEK COMPLETION



SITUATION

Located on the west side of Station Lane in this established town centre shopping precinct which hosts a variety of local traders and a **One Stop**. Other nearby multiple occupiers include **Fulton Foods, Betfred** and **Lidl**. Featherstone lies some 10 miles south-east of Leeds and 5 miles east of Wakefield, enjoying good road access to the M62 (Junctions 31 & 32).

PROPERTY

Comprising **5 Ground Floor Shops (currently one triple unit, one double unit and one single unit)** with separate rear access to **2 Self-Contained Flats** on the first floor.



VAT is NOT applicable to this Lot

FREEHOLD

£13,825 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 2, 3 & 4 (Triple Shop)	Gross Frontage 42'9" Internal Width 41'3" Shop & Built Depth 29'2" WC	The Five Towns Plus Hospice Fund Limited (Charity Shop - part of Prince of Wales Hospice - visit: pwh.org.uk)	6 years from 1st June 2016 (Renewal of a previous Lease – in occupation since 1999)	£8,750	Effectively FRI Tenant's Break June 2019
Nos. 5 & 6 (Double Shop)	Gross Frontage 27'7" Internal Width 27'1" Shop & Built Depth 29'2" WC	D. Ruzicka & J. Sykes (Beauty Salon)	7 years from 1st June 2015	£5,000	Effectively FRI Rent Review May 2018 Note 1: The lessees did not operate their June 2018 Break Clause. Note 2: The present owners purchased the business from the previous tenants in 2015.
No. 7 (Single Shop)	Gross Frontage 14'0" Internal Width 13'1" Shop & Built Depth 29'2"		999 years from 1st January 2017	£25	Effectively FRI Rent doubles every 33 years
No. 14 (First Floor Flat)	Not inspected	Individual	250 years from 1st January 2017	£25	Effectively FRI Rent doubles every 33 years
No. 15 (First Floor Flat)	Not inspected	Featherstone Property Limited	250 years from 1st January 2017	£25	Effectively FRI Rent doubles every 33 years
TOTAL				£13,825	

VENDOR'S SOLICITORS

Barr Ellison - Tel: 01223 417 200
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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 £750 (including VAT) upon exchange of contracts