



SITUATION

Occupying a prominent trading position in the town centre opposite a branch of **One Stop** and being close to the junction with Westgate. Elland lies some 2 miles south of Halifax and 12 miles south-west of Leeds enjoying excellent access via the A629 to the M62 (Junction 24).

PROPERTY

- **Nos. 6 & 8:** A corner building comprising a **Ground Floor Shop & Basement** with separate rear access to **Ancillary Accommodation** on the first, second and third floors.
- **No. 2:** A former bank planned on ground, first and second floors.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 24th June 1892 at a fixed ground rent of £16.15 p.a.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 40'7" Internal Width 37'9" (max) Shop Depth 29'7" Built Depth 35'8" Sales Area Approx. 985 sq ft 2 WCs Basement¹ Area Approx. 584 sq ft	Ladbrokes Betting & Gaming Limited (The Ladbrokes brand of betting shops forms part of Entain plc, which is one of the world's largest sports-betting and gaming groups) (Not in occupation)	10 years from 3rd May 2013	£14,500	FRI Note: The tenant has confirmed they would pay a reverse premium for an early surrender of their lease.
No. 6 (1 st , 2 nd & 3 rd Floors)	Not inspected.	Individual	500 years from 18th July 2013	Peppercorn	FRI
No. 2 (Former Bank)	Not inspected.	Individual	999 years (less 10 days) from 24th June 1982	Peppercorn	FRI
				Total: £14,500	

¹Not inspected by Barnett Ross. Area provided by Vendor.

£14,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Davis Gregory
Tel: 01242 235 202 Ref: Simon Greener
Email: spg@davisg.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**