

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

DRAFT PRELIMINARY DETAILS

UPON THE INSTRUCTIONS OF THE LPA RECEIVER

MODERN STRATEGICALLY LOCATED RETAIL WAREHOUSE WITH
102 DEDICATED CAR SPACES ADJACENT TO ASDA

UNIT A, DEWSBURY ROAD RETAIL & LEISURE PARK
WAKEFIELD WF2 9BL



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Location

Wakefield is situated approximately 3 miles east of junction 40 of the M1 and 7 miles south of junction 30 of the M62 10 miles to the south of Leeds.

The property is 1 mile approx west of the city centre on the A638 Dewsbury Road (main arterial route from the town centre to junction 40 of the M1) close to its junction with the A642 Horbury Road close to Poundstretcher, VW Dealership, Morrison's Superstore and a McDonalds Drive-Thru.

Accommodation

This is a modern detached single storey retail warehouse on a site of approximately 0.247 acres approx built in 2000 and providing 9,954sqft on ground floor with an integral, good quality mezzanine of 6,314sqft (total of 16,268sqft). The building is of steel portal frame construction beneath a pitched clear span profiled covered roof with an eaves height of up to 5.78m (19ft approx.). The ground floor is of solid concrete construction and the external walls are full height brick with predominantly painted plaster internal walls. The front and side elevation to the building incorporate full height casement windows. Lighting is provided by high level fluorescent units and the building incorporates an air handling system with a passenger lift (capacity for 5 people/400kg). There is also a CCTV monitoring system on the external areas of the building.

The property is currently occupied by Fitness First gymnasium and is primarily in open plan with various ancillary areas providing staff accommodation, reception, shower and wc facilities.

There are 102 fully lit designated car spaces outside and the site is shared with a neighbouring, trading ASDA supermarket.

Use

Class A1, A2, B1, D1 & D2 (Health & Fitness Centre) or such other use would be permitted although there is an exclusion against discount food retailers.

Terms

These have yet to be decided upon although a rent in the order of £90,000 per annum is envisaged or alternatively a long leasehold sale would be considered (the property is held on a 125 year lease from the 17th November 2000 at a fixed peppercorn rent).

Rates

£57,708 pax rates payable (rateable value £126,000 per annum)

Legal Costs

Each side's legal costs to be borne by the respective parties.

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