

# Property Details

Telephone: 01843 841123 Email: admin@clarkecrittenden.com



## FREEHOLD RETAIL INVESTMENT FOR SALE

Bradford Road, East Ardsley, Wakefield  
West Yorkshire WF3 2DN

## PROMINENT CORNER RETAIL INVESTMENT FOR SALE

- Let to "AMERICAN GOLF DISCOUNT CENTRE LIMITED"
- Lease until 2025, subject to a tenant break option in 2020
- Current Rent Passing £50,500 pa
- Full Repairing & Insuring Covenants
- Gross Initial Yield: 6.75%
- Net Yield: 6.44% (after estimated purchasers costs of 4.75%)

**£750,000 FREEHOLD**

Subject to Contract

# Bradford Road, East Ardsley, Wakefield West Yorkshire WF3 2DN

## SITUATION

The corner property is located in East Ardsley which is located approximately 4 miles to the North of Wakefield and approximately 6 miles South of Leeds city centre.

The property is well served by the road network and is found on the A650 Bradford Road, and connects the M1 (junction 41) Motorway to the South and M62 (junction 28) to the North.

## DESCRIPTION

The property is planned over Ground Floor and Basement with a car park to the front of the property for approximately 12 cars. The basement is used as storage and accessed via a hatch in the shop floor.

The property comprises the following floor areas,

Gross Frontage	63' 8 feet	19.4 meters
Built Depth	75' 5 feet	23.0 meters
Ground Floor	3,250 sq.ft	302 sq.m
Basement	285 sq.ft	26.5 sq.m
<b>Total</b>	<b>3,535 sq.ft</b>	<b>328.5 sq.m</b>

*All measurements are approximate.*

## RATING

We understand from the Valuation Office Agency that the property has the following rateable value in the 2010 rating list:-

SHOWROOM AND PREMISES

£51,000



**“Europe’s largest golf retailer. We have 91 stores in the UK and Republic of Ireland”**

(American Golf, web site)



## LEASE INFORMATION

The entire property is let to 'American Gold Discount Centre Ltd' for a term of 20 years from 31st January 2005. The current rent passing is £50,500 per annum exclusive.

The lease provides for Full Repairing and Insuring covenants and rent reviews every five years. There is a tenant break option on 31st January 2020 subject to six months prior written notice on or after 31st January 2019.

## TENURE

The property is being sold **FREEHOLD**.

## TENANT COVENANT

American Fold Discount Centre Ltd is the largest golf retailer in Europe and have 91 stores throughout the UK and Ireland. ([www.americangolf.co.uk](http://www.americangolf.co.uk))

	2010	2011	2012
Net worth	£8.9m	£11.4m	£15.8m
Turnover	£72.3m	£76.1m	£93.5m
Profit	£696k	£2.0m	£6.1m

**“American Golf has unveiled a new structure and a raft of new hires as it gears up for growth”**

Retail Week (05/09/12)

## VAT

VAT is applicable to this lot.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.



## VIEWING

To view this property and for further information please contact us:-

## Contact

Telephone

Email

Ian Crittenden BSc (Hons) MRICS

01843 841123

[ian@clarkecrittenden.com](mailto:ian@clarkecrittenden.com)

## Note:

These particulars are prepared for guidance only provided in good faith and believed to be correct but do not form part of an offer or contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any of the services or facilities are in good working order. Any areas, measurements or distances are approximate only. Crittenden Commercial Ltd nor any of their employees have any authority to make give or imply any representation or warranty whatsoever in relation to the property.

07/08/15