

Dewsbury - 16-20 Westgate, West Yorkshire WF13 1BL
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Dewsbury - 16-20 Westgate, West Yorkshire WF13 1BL

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £170,000
- Gross Initial Yield: 10.00%
- Rental Income: £17,000 p.a.
- VAT is applicable to this property
- Comprises triple fronted ground floor shop t/a Betfred
- Occupiers close by including Halifax, Lloyds, Costa Coffee and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 16-20 (Ground Floor & Basement)	Ground Floor: 90 sq m (974 sq ft) Open plan retail, office, wc Basement: Not inspected	Done Brothers (Cash Betting) Ltd t/a Betfred	5 Years from 24 June 2022	£17,000	Note 1: FRI Note 2: Annual tenant option to determine on 23rd December each year with min 6 months notice.

*For the year ending 25.9.2022 Done Brothers (Cash Betting) Ltd reported a turnover of £418.4m, a pre-tax profit of £40.4m and a net worth of £77.795m (Source: Experian 1.3.24)

Total £17,000

Dewsbury - 16-20 Westgate, West Yorkshire WF13 1BL

Virtual Freehold Retail Investment



Property Description:

Comprises triple fronted ground floor shop with ancillary at basement, providing the following accommodation and dimensions:

Ground Floor: 90 sq m (974 sq ft)

Open plan retail, office, wc

Basement: Not inspected

Tenure:

Long Leasehold. Held on a 999 Year lease from 13th January 2006 at a ground rent of peppercorn.

Tenancy:

The property is at present let to Done Brothers (Cash Betting) Ltd* t/a Betfred for a term of 5 years from 24th June 2022 at a current rent of £17,000 p.a. and the lease contains full repairing and insuring covenants. Annual tenant option to determine on 23rd December each year with min 6 months notice.

**For the year ending 25.9.2022 Done Brothers (Cash Betting) Ltd reported a turnover of £418.4m, a pre-tax profit of £40.4m and a net worth of £77.795m (Source: Experian 1.3.24)*



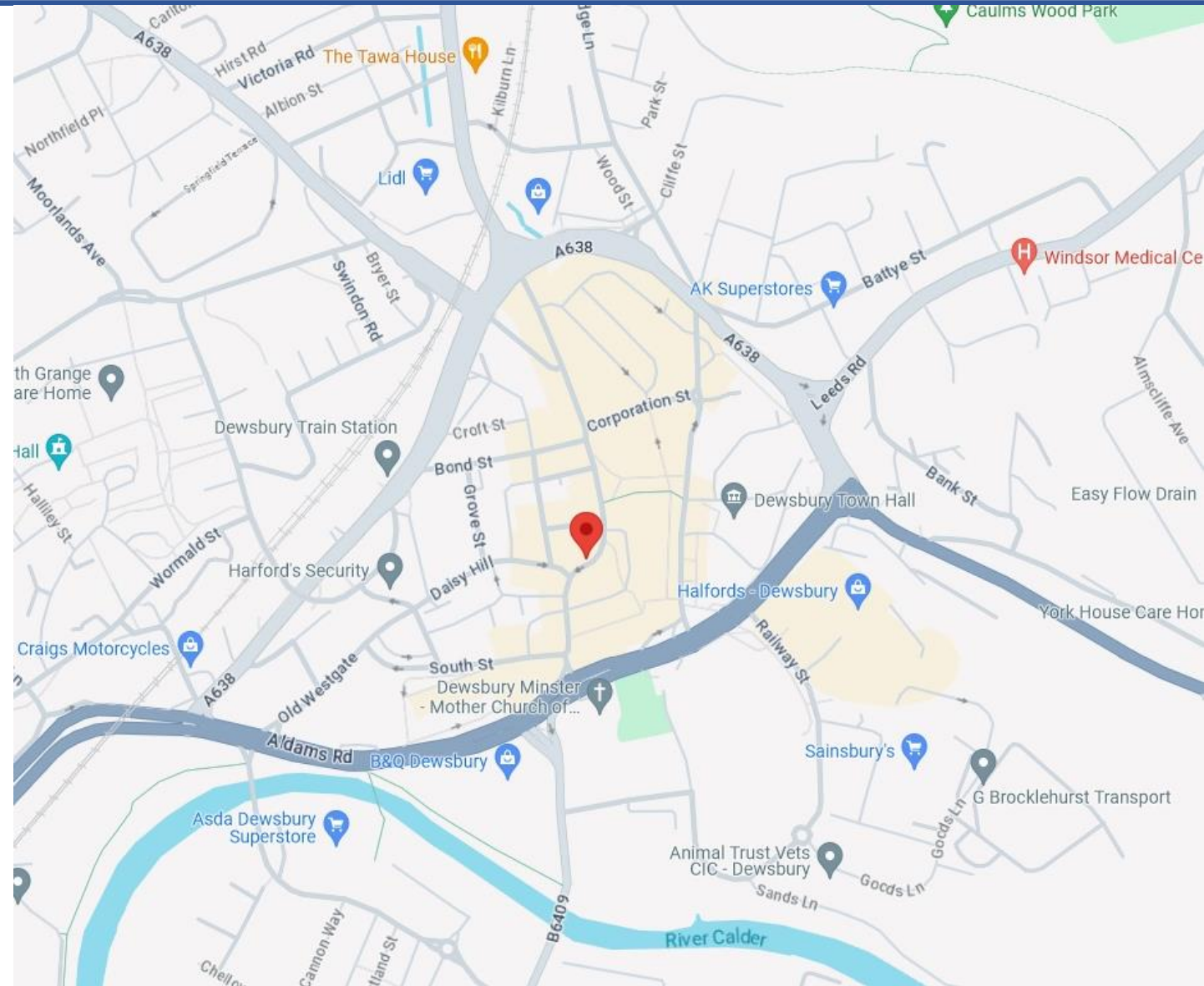
Dewsbury - 16-20 Westgate, West Yorkshire WF13 1BL

Virtual Freehold Retail Investment



Location:

Dewsbury is located 9 miles south of Leeds and 33 miles north west of Manchester. The A638 provides access to the M1 motorway (J40) and the A644 links to the M62 motorway (J28). Dewsbury Railway Station is located 360m from the property with services to London Kings Cross (journey time 3 hours 58 minutes). The property is situated on the north side of Westgate at its junction with Daisy Hill and Church Street with occupiers close by including Halifax, Lloyds, Costa Coffee, Boots and Specsavers



Dewsbury - 16-20 Westgate, West Yorkshire WF13 1BL

Virtual Freehold Retail Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.