

The Trustees of John A Dobbins SSAS
10 Otley Mount
East Morton
Keighley
BD20 5TD

Our Ref: 215 Bradford Road
Date: 27th March 2019
Email: james@bielbyassociates.co.uk

Dear Sirs,

**PROPERTY AT 215 BRADFORD ROAD, EAST ARDSLEY, WAKEFIELD, WF3 2DN
MARKET RENTAL (MR) VALUE & MARKET VALUE (MV)**

We write further to our recent instruction in respect of the above premises, as per your request, we now have pleasure in providing The Trustees of John A Dobbins SSAS with our opinion of Market Rental Value (MRV) and Market Value (MV) as follows:

The property and site inspection, including a measured survey was carried out by James Bielby on Tuesday 5th February 2019. The weather condition at the time of our inspection were dry and bright.

The following report was prepared by James Bielby MRICS of Bielby Associates Limited who is a qualified Chartered Surveyor and RICS Registered Valuer. Our Report and Valuation has been prepared in accordance with your instructions, together with the requirements of the Royal Institution of Chartered Surveyors' Valuation – Professional Standards, The Red Book. Bielby Associates Limited carries sufficient PI Insurance in order to carry out this valuation.

The valuer has experience of this particular market and a good knowledge of the general commercial property market, as well as the skills and experience to undertake the valuation competently. Bielby Associates act as external valuers and confirm that we are not aware of any Conflict of Interest in this instance.

The date of the valuation is 5th February 2019 and the valuation is provided in pounds sterling (GBP).

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1. Basis of Valuation

Bielby Associates Limited has been instructed by The Trustees of John A Dobbins SSAS to provide Market Rental (MR) and Market Value (MV) advice in respect of the commercial property at 215 Bradford Road, East Ardsley, Wakefield.

We have prepared our valuation on the basis of Market Rental (MR) Value and Market Value (MV) which is defined in The Red Book published by The Royal Institution of Chartered Surveyors as:

Market Rental (MR) Value:

The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Value (MV):

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Our reporting refers to the fact that the value of an asset is an estimated amount rather than a predetermined or actual sale price. It is the price at which the market expects a transaction that meets all other elements of the Market Value definition should be completed on the date of valuation.

The date of valuation is a pre-requisite that the estimated Market Value is time-specific as of a given date. Because markets and market conditions may change, the estimated value may be incorrect or inappropriate at another time. The valuation amount reflects the actual market state and circumstances as of the effective valuation date, not as of either a past or future valuation date.

2. Location / Description

The subject property is prominently located on Bradford Road in East Ardsley, less than 1.0 mile south of the Tingley Interchange junction of the M62 motorway.

Historically part of the West Riding of Yorkshire, it is 6 miles (10 km) south of Leeds city centre and 2 miles (3 km) north of the City of Wakefield.

Although it is in the City of Leeds metropolitan district, the village is in Wakefield's WF3 postcode district. East Ardsley was part of Ardsley Urban district 1894–1937, which also included Tingley and

West Ardsley, and was then part of Morley Municipal borough 1937–1974. The village is still classed as part of Morley in the census, but it is not governed by Morley Town Council.

Leeds is a city in the north of England, located in West Yorkshire; located approximately 38.0 miles north of Manchester, 28.0 miles north of Sheffield and 6.0 miles south east of Bradford.

Leeds is a city and metropolitan borough in West Yorkshire, England. Leeds is the cultural, financial and commercial heart of the West Yorkshire Urban Area, which at the 2001 census had a population of 1.5 million, and the Leeds-Bradford Metropolitan Area, of which Leeds is the integral part, had a population of around 2.3 million, making it the fourth-largest metropolitan area in the United Kingdom. In addition, the Leeds city region, an economic area with Leeds at its core, had a population of 2.9 million. Leeds is the UK's largest centre for business, legal, and financial services outside London.

The subject property comprises a detached commercial property which has been split in to two separate units, the right hand side unit is a shop utilised as a pizza take away, trading as Lord Pizza. The left hand side of the property, originally appears to have been constructed as a dwelling house with ground floor retail and workshop, dating back to the late 1940's, is a brick constructed property over two storeys, with a large workshop to the rear.

Take Away Unit – trading as Lord Pizza

A single storey unit comprising a substantial shop front, the property is a lock up shop unit with UPVC double glazed shop front extending to approximately 4.8 metres. With a mono pitch roof covered in asphalt which appears to have been repaired and patched up over the years.

Internally the property comprises a tiled area to the entrance and counter for serving, there is also a food preparation area connecting both the waiting area and kitchen to the rear. The premises is fully fitted for the use of a take away and understand that all the cookers and pizza ovens are owned by the tenant. The premises also benefit from a walk in fridge to the rear.

The premises benefit from a limited car parking area to the front.

Land and Property used for car sales and repairs – trading as Ardsley Motor Company

The premises comprise a brick constructed property with slate covered roof, with ground floor retail area and shop front with roller shutter door to the front elevation (which was damaged and in disrepair), leading to the first floor of the property, comprises an unused residential flat property. The first floor is mainly used for storage of car parts. All windows are timber framed single storey (to the ground and first floor), with evidence of dry rot.

The flat is not habitable and does not have a separate external access or useable bathroom / kitchen to enable the flat to be rented out separately. There is currently no heating system installed to the property.

There are workshop units to the rear which are all single storey structures, with rendered external walls with hard standing, load bearing floors and flat roof systems, again, covered in asphalt. Both of the separate workshop units benefit from a roller shutter door access to the rear workshop and a sliding shutter door to the front workshop (both 3 metres wide).

The workshop premises are mainly used for storage of cars, car parts and motor repairs.

Externally, the property has a hard standing tarmacadam surface utilised for the display and sale of motor vehicles.

None of the services including electricity, gas or mains drains were checked during our inspection of the property and site.

We have estimated the total sites are to equate approximately 0.3 acres.

We have appended a site and location plan under Appendix I, plus some recent photographs from our inspection under Appendix II of this report.

3. Areas / Accommodation

A measured survey was carried out during our inspection and was measured on a Gross Internal basis for the workshop and residential premises and on a Net Internal basis for the take away premises. The accommodation areas are as follows:

The take away unit comprises of the following area, based on measurements taken on a NIA basis:

Accommodation – Lord Pizza	Sq M	Sq Ft
Ground Floor		
Food Preparation	19.84	213.5
Take Away including Waiting area	68.93	742.0
WC	Not measured	Not measured
TOTALS	88.77	995.5

The workshop and premises unit comprises of the following area, based on measurements taken on a GIA basis:

Accommodation – Ardsley Motor Co.	Sq M	Sq Ft
Ground Floor		
Rear Workshop	67.02	721.4
Side Workshop	50.36	742.0
Basement to Workshop (restricted Height)	70.95	763.7
Front shop / commercial	31.4	338.0
First Floor		
Flat	44.52	479.2
TOTALS	264.25	3,044.3

We have estimated there is sufficient hard standing and yard area for the display and storage for up to 25 cars / small vehicles.

4. Rateable Value

We understand that the property known as 215 Bradford Road, East Ardsley is separated in to two Rateable hereditaments, the a Rateable Value in the 2018 Rating List, as per the VAO website, as follows:

Description: **Shop & Premises (Lord Pizza)**
 Rateable Value: **£3,550.00**

Description: **Land used for car sales & Premises (Ardsley Motor Company)**
 Rateable Value: **£5,800.00**

The current Uniform Business Rate (UBR) payable in the 2018/19 year is 49.3 pence in the £ for large businesses and 48.0 pence in the £ for small businesses.

5. Tenure

We understand the subject property is held Freehold. We have not inspected any documents on title and for the purpose of this valuation we have assumed that the subject Freehold is free from any encumbrances and free from any unduly onerous easements, restrictions or covenants.

We are advised that there were originally tenancies in place, which are no longer current and no leases currently in place. We have therefore assumed for the purpose of our report that both tenants have Tenancies at Will and we are advised that the rent payable is as follows:

Lord Pizza (Mr Feridan) – currently paying a rent of £1,200 per calendar month, on effective Full Repairing and Insuring basis, therefore an annual rent of £14,400.00.

Ardsley Motor Company (Mr Firth) – currently paying a rent of £1,000 per calendar month, on effective Full Repairing and Insuring basis, therefore an annual rent of £12,000.00.

We understand that the tenants are responsible for payment of all utility bills and business rates, however, the landlord is responsible for the payment of water charges (which is estimated to be approximately £1,000.00 per annum). For the purpose of this report, we have also assumed that the landlord is responsible for the payment of all building insurance.

Therefore a gross current rental income received at £16,600.00 per annum.

6. Services

We understand that all mains services are available and connected to the subject property.

7. Market Commentary / Comparable Evidence

We have carried out some limited market research in respect of commercial (retail and workshop) properties for the general WF3 postcode and as close as possible to the subject property. However, the comparable evidence is limited and there are very few comparable properties available to rent or buy in the immediate surrounding area, we have therefore had to be pragmatic in our approach to the valuation.

A recent letting of a commercial industrial unit on Bradford Road in East Ardsley has been agreed by local estate agents

There is some historical and more recent comparable evidence available, we have carried out some general market research, collated from previous valuations and transactions which have taken place in the local vicinity and surrounding area, the findings are as follows:

The demand for general B2/B8 General Industrial premises and storage land has increased over the last 3 years due to the fact that there is a limited supply available in the general area. The letting is of a refurbished modern single storey industrial unit / workshop with secure yard and electrically operated gates, with an allocation of four car parking spaces. The property equates to 1,925 sq ft and benefits

from three electrically operated roller shutter doors. We understand a tenancy has been agreed for a two year term, with an annual rent of £14,000.00 per annum, therefore breaking back to a rent of approximately £7.27 per sq ft.

We would estimate a rental level of between £5.00 and £8.00 per sq ft for commercial workshop space in this location, based on a similar or better quality specification of unit.

Again, there are limited retail / take away premises available to rent and have had to look further afield for similar premises available to let. The most comparable is situated approximately 2.5 miles away on Cardinal Road in Leeds and comprises a former convenience store, available To Let, equating to 1,796 sq ft and available at a quoting rent of £15,600 per annum, therefore breaking back to a rent of £8.68 per sq ft, assuming a lease is agreed at the quoting rent.

Both workshop units and retail / take away premises of this nature are becoming increasingly in demand by small to medium sized companies and new start-up companies with very few similar properties available in the general area available To Let and / or For Sale.

For the purpose of this report we have assumed that the Workshop and Commercial premises would rent in the current state of repair at a net rent of between £3.75 and £4.00 per sq ft. Assuming the property was made good in the case of any repairs that were necessary, or a rent free period may be given to an incoming tenant where works were required.

The take away premises would be sought after by similar operators, and it is our opinion that these premises would rent in the current state of repair at a net rent of between £10.00 and £11.00 per sq ft. Assuming the property was made good in the case of any repairs that were necessary, or a rent free period may be given to an incoming tenant. Assuming the property was made good in the case of any repairs that were necessary, or a rent free period may be given to an incoming tenant where works were required.

Market Rent (MR) Value and Market Value (MV)

It is our opinion that the net Market Rental Valuation of the subject property of the freehold interest in the subject property as at 6th February 2019 is, as per the two following tables and have separated the rental valuations based on our opinion that these would let separately in the future:

Market Rental (MR) Value – Take Away (Pizza Lord) 215 Bradford Road, East Ardsley	
£10,000.00	Ten Thousand Pounds

Market Rental (MR) Value – Workshop & Premises (Ardsley Motor Co.) 215 Bradford Road, East Ardsley	
£12,000.00	Twelve Thousand Pounds

The above quoted rental valuation includes the yard area directly to the front of this part of the property that is currently being used for car display and sales.

Therefore a net total rent of £22,000.00 per annum, assuming the property is in a good state of repair.

We have not made any allowance for a new letting potential or any specific lease terms, we would add and further comment that inducements and rent free periods have not been taken in to consideration in our reporting and that this would be agreed on the basis of a new letting.

It is our opinion that the Market Value of the subject property of the freehold interest in the subject property as a whole as at 6th February 2019 is:

Market Value (MV) - 215 Bradford Road, East Ardsley	
£175,000.00	One Hundred & Seventy Five Thousand Pounds

It is our opinion that there may be some Hope Value attributed if the property was sold off with vacant possession for redevelopment.

5. Suitability for Loan Security

We are obliged to inform you that we have been asked to provide informal advice only without undertaking full due diligence enquiries. In accordance with the RICS Appraisal and Valuation Standards of The New Red Book. In these circumstances, our opinions are made on a restricted basis. This valuation advice has been provided as at 6th February 2018 for the sole use of the client and for their own in-house purposes and can be relied upon by The Trustees of John A Dobbins SSAS and has been prepared on that basis following their express instructions.

This valuation and the report cannot be relied upon or used for Loan Security purposes.

6. Confidentiality

In accordance with the recommendations of the RICS, we would state that this report is provided solely for the purposes stated above. It is confidential to and for the use only of the party to whom it is addressed and no responsibility whatsoever is accepted to any third party for the whole of any part of its contents. Any such parties rely upon this report at their own risk. Neither the whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

We trust the above report is satisfactory for your current purpose. Please do not hesitate to contact James Bielby to discuss any matter in further detail.

Yours sincerely



James Bielby MRICS
Bielby Associates Limited
RICS Registered Valuer