

Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Property Information

Freehold Bank Investment

- Extensive Bank let to HSBC UK Bank PLC
- Approximately 1,097.30 sq. m. (11,807 sq. ft.)
- Rent Substantially Rebased in 2021
- July 2024 break option not exercised
- Prime city centre location
- Adjacent to The Clock Tower and opposite Highcross and Haymarket Shopping Centres
- Nearby occupiers include Marks & Spencer, Pret a Manger, Waterstones, Nationwide, Barclays and Sports Direct

Lot
8

Auction
27th March 2024

Rent
£200,000 per Annum Exclusive

Status
Available

Sector
Bank

Auction Venue
Live Streamed Auction

Location

Miles 21 miles south of Nottingham, 31 miles north-east of Birmingham

Roads A6, A47, A563, M1 (Junction 21)

Rail Leicester Railway Station

Air East Midlands Airport

Situation

The property is located in the heart of Leicester City Centre, occupying a prominent pedestrianised corner position at the junction of Gallowtree Gate and Humberstone Gate, overlooking The Clock Tower. The Highcross Shopping Centre and Haymarket Shopping Centre are located directly opposite the property with other neighbouring occupiers including Marks & Spencer, Pret a Manger, Waterstones, Nationwide, Barclays and Sports Direct with a number of other national retailers and restaurants being represented nearby.

Tenure

Freehold.

Description

The property comprises a substantial Bank building currently arranged to provide a ground floor banking hall with basement, first, second and third floor ancillary and office accommodation.

This branch has recently undergone a refurbishment by the tenant.

VAT

VAT is applicable to this lot.

Completion Period

Five week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Banking Hall	278.30	(2,995)	HSBC UK BANK PLC (1)	5 years from 07/07/2021 (3)	£200,000 (4)
Basement	Ancillary	24.30	(261)			
First	Office	259.50	(2,793)			
Second	Office	259.50	(2,793)			
Third	Office	275.50	(2,965)			
Total		1,097.30	(11,807) (2)			£200,000

(1) For the year ending 31/12/2022 HSBC UK Bank PLC reported a Turnover £9,589,000,000 Pre-Tax Profit of £3,638,000,000 and a Net Worth of £17,908,000,000 (NorthRow 29/02/2024).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(3) The tenant has not exercised their July 2024 break option.

(4) Prior to the lease renewal with HSBC in July 2021, the passing rent was £480,000 pa.

Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Lot 8, HSBC, 2-6 Gallowtree Gate and 1&3 Humberstone Gate, Leicester, Leicestershire LE1 1DA

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

charlie.powter@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

BCLP Law

Governor's House

5 Laurence Poutney Hill

London

EC4R 0BR

020 7760 1111

Simon Kenley

+44(0)20 7760 4119

simon.kenley@bcplaw.com

Laura Havard

+44(0)20 3400 3678

Laura.Havard@bcplaw.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020