

lot 1

Rent
£26,800
per annum
exclusive
rising to a
minimum of
£33,500 in
2015

HSBC Bank, Church Lane, Pudsey Leeds, West Yorkshire LS28 7DN

Freehold Bank Investment

- Entirely let to HSBC Bank plc on a 10 year lease until 2020
- Prominent corner position in town centre location
- Approximately 7.8 miles from Junction 28 of the M62 and 10 miles from Junction 42 of the M1
- Minimum fixed rental increase to £33,500 in 2015
- Nearby occupiers include NatWest Bank, Yorkshire Bank, William Hill, Boots the Chemist and Pudsey Town Hall
- Six Week Completion Period Available



On behalf of



BAKER TILLY
Acting as Joint LPA Receivers



Location

Miles: 4.7 miles east of Bradford
5.7 miles west of Leeds
Roads: A647, M62 (Junction 28), M1 (Junction 42)
Rail: New Pudsey Railway Station
Bramley (West Yorks) Railway Station
Air: Leeds Bradford Airport

Situation

The property is situated in a prominent town centre location on a crossroads at the junction of Church Lane and Robin Lane. Nearby occupiers include National Westminster Bank, Yorkshire Bank, William Hill, Boots the Chemist and Pudsey Town Hall.

Description

The property comprises a ground floor banking hall and offices with staff rooms and ancillary accommodation on the basement and first floors. Additionally, the property benefits from three self-contained residential flats on second and third floors and external car parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground/	Banking Hall/Offices	175.39 sq m	(1,888 sq ft)	HSBC BANK PLC (1)	10 years from 12/05/2010 until 11/05/2020 on a full repairing and insuring lease	£26,800	12/05/2015 (2)
Basement	Storage/Ancillary/Staff Accommodation	13.75 sq m	(148 sq ft)				
First	Storage/Ancillary/Staff Accommodation	82.68 sq m	(890 sq ft)				
Second	Residential	3 Residential Flats – Not Measured (3)					
Third	Residential						
Totals		271.82 sq m	(2,926 sq ft)				

(1) For the year ending 31st December 2009, HSBC Bank plc reported a turnover of £25,137,000,000, pre-tax profits of £4,014,000,000 and total net worth of £16,588,000,000. (Source: www.riskdisk.com 13/04/2011)

(2) The lease provides for the rent to be reviewed to the higher of open market rental value or a minimum rental increase to £33,500 p.a.x.

(3) The residential accommodation has been sublet by HSBC Bank plc.

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.
Email: jo.cordrey@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.
Email: gwen.thomas@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Addleshaw Goddard LLP
Sovereign House, Sovereign Street, Leeds LS1 1HQ.
Tel: +44 (0)113 209 2089 Fax: +44 (0)113 209 2060.
Email: lisa.dinning@addleshawgoddard.com
Ref: Lisa Dinning.