

lot 15

Halifax, 4 Davygate York, North Yorkshire YO1 8QZ

Rent
£183,000
per annum
exclusive

Freehold Prime Retail/Bank Investment

- Let to Bank of Scotland plc until 2025
- Historic city centre location
- Prime pedestrianised retailing thoroughfare
- Neighbouring occupiers include Karen Millen, Hobbs, Browns Department Store and adjacent to Debenhams
- Six Week Completion Available

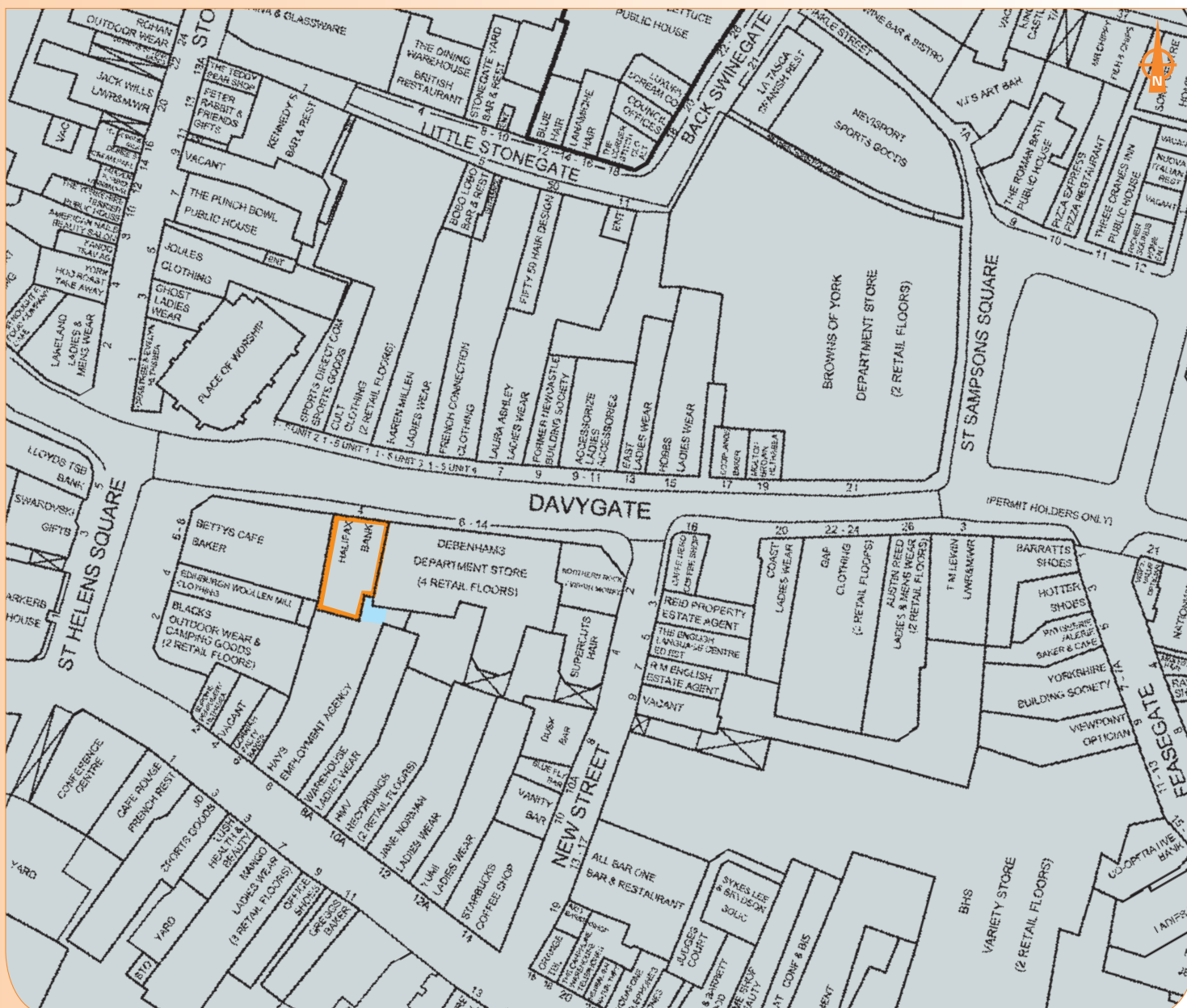


On behalf of Martin Ellis and
John Montague as Joint Receivers

 Grant Thornton

lot 15

Rent
£183,000
per annum
exclusive



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU10007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.

Location

Miles: 23 miles north-east of Leeds
55 miles north-east of Manchester
Roads: A1(M), A59, A64, M1, M18, M62
Rail: York Rail
Air: Leeds Bradford International Airport, Humberside Airport

Situation

The popular University City of York is the regional and retailing hub of North Yorkshire. The historic city, dominated by York Minster, is a major tourist attraction and home to global confectionary manufacturers such as Kraft Jacob Suchard and Nestlé. The property is prominently situated in a prime pedestrianised retailing position on the south side of Davygate, one of the city's prime retailing thoroughfares. Neighbouring occupiers include Karen Millen, Hobbs, Browns Department Store and next to Debenhams.

Description

The property comprises retail/banking hall accommodation on the ground, with office accommodation on the second floor and in the basement. The property benefits from a lift which serves all floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

A small part of the property (shown in blue on the plan above) is held for a term of 99 years from 25th December 1970 at a current rent of £907.20 per annum exclusive.

This property is being marketed for sale on behalf of Joint Receivers and therefore no warranties or guarantees in any respect, including as to VAT status, can be given. The Joint Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Storage	134.99 sq m (1,453 sq ft)	BANK OF SCOTLAND PLC	20 years from 27/05/2005 until 26/05/2025 on a full repairing and insuring lease	£183,000	2015, 2020
Ground	Banking Hall	138.80 sq m (1,494 sq ft)				
First	Offices	120.50 sq m (1,297 sq ft)				
Second	Storage	99.31 sq m (1,068 sq ft)				
Totals		493.60 sq m (5,312 sq ft)			£183,000	

(i) For the year ending 31st December 2011, Bank of Scotland plc reported a total net worth of £17,943,000,000 and a working capital of £35,618,000,000. (Source: www.riskdisk.co.uk 12/06/2012)

For further details please contact:
John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Mark Symonds
Tel: +44 (0)20 7034 4858.
Email: mark.symonds@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Franc Warwick
Coin House, 2 Gees Court,
St Christopher's Place, London W1V 1JA.
Tel: +44 (0)20 7408 0970.
Email: jamesb@franc-warwick.co.uk
Ref: James Buruch.



Solicitors:
Maclay Murray & Spens LLP
One London Hall, London EC2V 5AB.
Tel: +44 (0)20 7408 0970/078 8908 5112.
Email: alex.coulter@mms.co.uk/
adrian.howard@mms.co.uk
Ref: Alex Coulter/Adrian Howard.