

lot 9

Barclays Bank, 1-3 Wood Street Wakefield, West Yorkshire WF1 2EA

Rent
£80,000
per annum
exclusive

Freehold Bank Investment

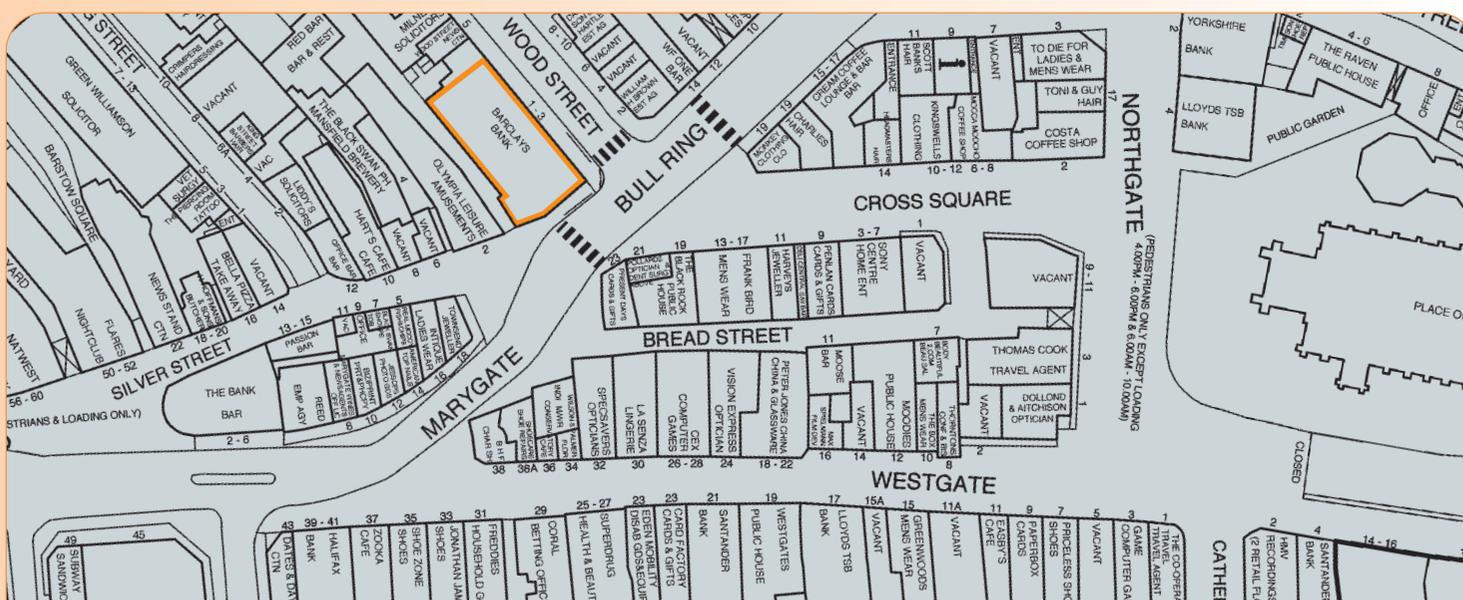
- Let to Barclays Bank plc until 2026 (subject to options)
- Prominent corner position in city centre

- Nearby occupiers include Specsavers, Coral and Yorkshire Bank

On behalf of
Andrew Rodger and
Greg Judd as Joint
LPA Receivers



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Extract reproduced from the 1998 Edition of the Goad Plan
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Location

Estimated District Population: 315,000

Miles: 8 miles south of Leeds

5 miles east of Dewsbury

Roads: M1, M62, A1

Rail: Wakefield Westgate Rail, Wakefield Kirkgate Rail

Air: Leeds Bradford Airport

Situation

The property is prominently situated on the busy corner of Wood Street and Marygate in the centre of the main shopping area of the city. Other occupiers close by include Specsavers, Contessa and Coral as well as Yorkshire and NatWest banks.

Description

The property comprises a ground floor banking hall with ancillary accommodation with basement storage, first floor office and training rooms and staff and storage on the second floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

NB. The property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT can be given. The LPA 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/Service Room	74.70 sq m (804 sq ft)	BARCLAYS BANK PLC (1)	20 years from 28/04/2006 until 27/04/2026 on a full repairing and insuring lease (2) (3)	£80,000	01/01/2015 and 5 yearly
Ground	Banking Hall/Ancillary	343.92 sq m (3,702 sq ft)				
First	Office/Training Rooms	266.91 sq m (2,873 sq ft)				
Second	Staff/Storage	53.70 sq m (578 sq ft)				
Totals		739.23 sq m (7,957 sq ft)			£80,000	

(1) For the year ending 31st December 2009, Barclays Bank plc reported a turnover of £31,182,000,000, pre-tax profits of £4,559,000,000 and a total net worth of £47,130,000,000. (Source: www.riskdisk.com 26/01/2011)

(2) The tenant has an option to determine the lease at the end of the 10th and 15th year.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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