

lot 20

96 St James Street
Burnley, Lancashire BB1 1NJ

Rent
£57,630
p.a.x.

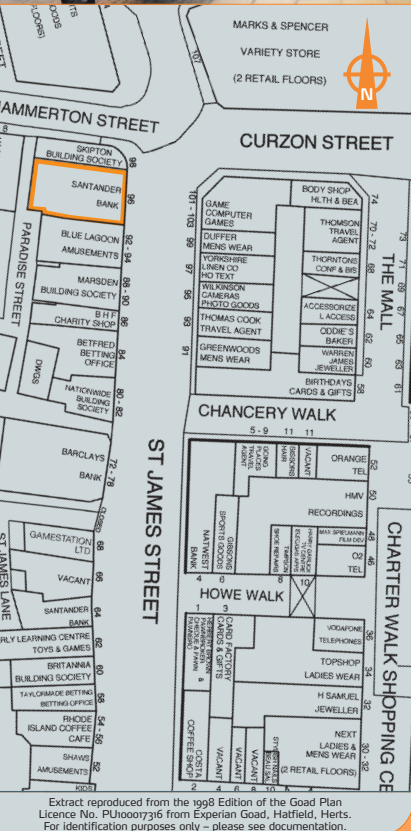
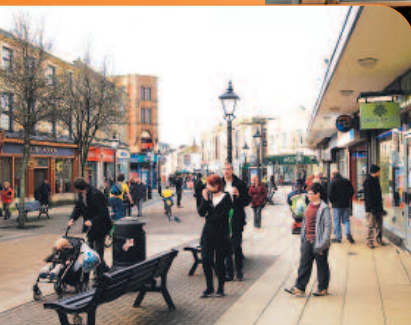
Freehold Bank Investment

- Let to Santander UK plc
- Pedestrianised town centre location
- Approximately 398.03 sq m (4,283 sq ft)

- Nearby occupiers include Supton Building Society, Marks & Spencer and Charter Walk Shopping Centre with occupiers including Boots the Chemist, River Island, Superdrug and W H Smith
- Six Week Completion Period Available



On behalf of Roger Phillip & Gregory Judd as Joint LPA Receivers



Location

Miles: 21 miles east of Preston
24 miles north of Manchester
30 miles west of Leeds
Roads: M6, M61, M65
Rail: Burnley Central Rail Station, Burnley Manchester Road Rail Station
Air: Leeds Bradford International Airport, Manchester Airport

Situation

The property is situated on the south side of St James Street close to its junction with Hammerton Street and Curzon Street, Burnley's principal pedestrianised retail thoroughfare. Nearby occupiers include Supton Building Society, Marks & Spencer, Barclays Bank and Charter Walk Shopping Centre with occupiers including Boots the Chemist, River Island, Superdrug and W H Smith.

Description

The property, a double fronted retail unit, comprises a ground floor banking hall with office and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	208.15 sq m (2,240 sq ft)	SANTANDER UK PLC (1)	25 years from 24/06/1993 until 2018 (2)	£57,630	24/06/2013
First	Office/Ancillary	189.88 sq m (2,043 sq ft)				
Totals		398.03 sq m (4,283 sq ft)			£57,630	

- (1) For the year ending 2011, Santander UK plc reported pre-tax profits of £1,261,000,000 and a total net worth of £10,524,000,000. (Source: www.riskdisk.com 18/02/2013)
- (2) The tenant (Santander UK plc) has verbally indicated a willingness to enter negotiations for a new lease.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

GVA
81 Fountain Street,
Manchester M2 2EE.
Tel: +44 (0)161 956 4417.
Email: lizzy.cox@gva.co.uk
Ref: Lizzy Cox.



Solicitors:

SGH Martineau LLP
1 Colmore Square, Birmingham, B4 6AA.
Tel: +44 (0)800 763 1576.
Email: helen.readett@sghmartineau.com
Ref: Helen Readett.