

lot 11

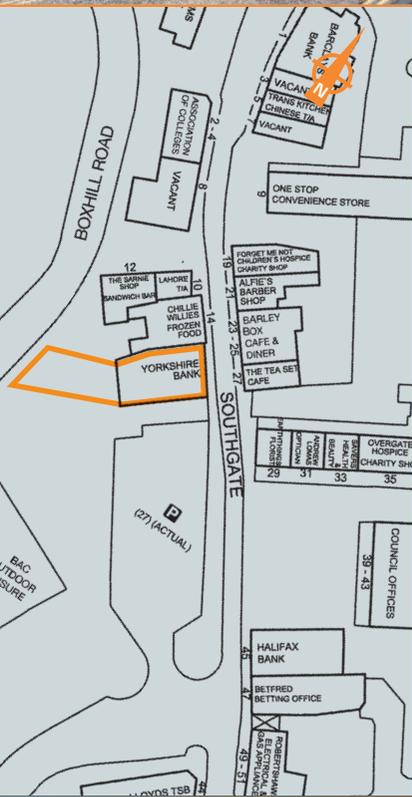
**Yorkshire Bank, 18 Southgate  
Elland, West Yorkshire HX5 0BP**

Rent  
**£12,500**  
per annum  
exclusive

Freehold Bank Investment and Land to  
the Rear

- Let to Clydesdale Bank plc (t/a Yorkshire Bank) on a 15 Year Lease until March 2023
- Prominent town centre location, adjacent to a public car park

- Nearby occupiers include the Post Office, Halifax Bank, Barclays Bank and Ladbrokes
- Adjacent to public car park
- 1 mile from the M62 Motorway
- Six Week Completion



**Location**

Miles: Halifax 4 miles  
Leeds 18 miles  
London 195 miles  
Roads: M62 (Junction 24), A629  
Rail: Brighouse Station 4 miles  
Air: Leeds Bradford International 20 miles

**Situation**

The property is situated in a prominent position on the western side of Southgate, adjacent to a public car park and close to the junction with Coronation Street.

**Description**

The property comprises a ground floor banking hall and offices with ancillary accommodation to the basement and first floor. The property also benefits from a block of land to the rear fronting Boxhill Road.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Viewings**

There will only be one viewing date at this property. Date and time to be confirmed. Interested parties must register their details with the Auctioneers and provide identification on site.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary (Disused)	4.18 sq m (45 sq ft)	<b>CLYDESDALE BANK PLC (t/a Yorkshire Bank) (1)</b>	15 years from 25/03/2008 until 24/03/2023 (2)	£12,500 (3)	25/03/2018
Ground	Banking Hall	109.53 sq m (1,179 sq ft)				
Ground	Ancillary	13.10 sq m (141 sq ft)				
First	Ancillary	11.71 sq m (126 sq ft)				
<b>Totals</b>		<b>138.52 sq m (1,491 sq ft)</b>			<b>£12,500</b>	

- (1) Clydesdale Bank plc is one of the largest banks in Scotland with over 140 retail branches. Since 1987 it has been a member of National Australia Bank Group, one of the world's top 40 financial companies with over 12.4 million customers worldwide. Yorkshire Bank is a trading name of Clydesdale Bank. It was founded in 1859 in Halifax, West Yorkshire, and operates from 180 branches in the North of England and the Midlands. (Source: www.cbonline.co.uk and www.ybonline.co.uk 08/01/2014) For the year ending 30/09/2013, Clydesdale Bank plc reported cash at year end of £6,545,000,000, total fixed/non-current assets of £29,268,000,000 and a total net worth of £2,410,000,000. (Source: www.riskdisk.com 08/01/2014)
- (2) The lease includes a tenant's option to renew the lease on the same terms on expiry (save for the level of rent) for a further 15 years upon giving 6 months' prior notice.
- (3) The 25/03/2013 rent review agreed £12,500 pa (from £10,000), the higher figure backdated to the date of the review.

**For further details please contact:**

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