

## 230 High Street West Sunderland, Tyne & Wear SR1 3BN

lot 30

### Freehold Bank Investment

- Let to Yorkshire Building Society until 2023 (subject to option)
- Prominent City Centre location
- Tenant in occupation since at least 1988

Rent  
£31,650  
per annum  
exclusive  
(3)



### Location

Miles: 12 miles south-east of Newcastle upon Tyne  
26 miles north of Middlesbrough  
88 miles north-east of Leeds

Roads: A1018, A19, A1(M)  
Rail: Sunderland Rail Station  
Air: Newcastle Airport

### Situation

The property is located in the heart of Sunderland City Centre in a prominent corner position on the south side of High Street West, close to the pedestrianised retail thoroughfare and its junction with Fawcett Street. Neighbouring occupiers include RBS Bank, BHS, McDonald's and Marks & Spencer.

### Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement, first and second floors. The property benefits from a return frontage to Station Street.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	106.80 sq m (1,150 sq ft)	<b>YORKSHIRE BUILDING SOCIETY (1)</b>	10 years from 24/06/2013 until 2023 (2)	£31,650 (3)	24/06/2018
First	Ancillary	84.30 sq m (907 sq ft)				
Second	Ancillary	31.80 sq m (342 sq ft)				
Basement	Ancillary	103.60 sq m (1,115 sq ft)				
<b>Totals</b>		<b>326.50 sq m (3,514 sq ft)</b>			<b>£31,650 (3)</b>	

(1) For the year ending 2013 Yorkshire Building Society reported a total income of £543,400,000 and pre-tax profits of £199,300,000. (Source: www.ybs.co.uk 23/04/2014)

(2) The lease provides for a tenant option to determine on 24th June 2018 on giving six months' notice.

(3) The lease provides for the tenant to pay a concessionary rent of £21,000 per annum exclusive until 24th June 2014 when it will increase to £31,650 per annum exclusive. The seller will pay the difference between £21,000 per annum exclusive and £31,650 per annum exclusive from the completion of the sale until 24th June 2014.

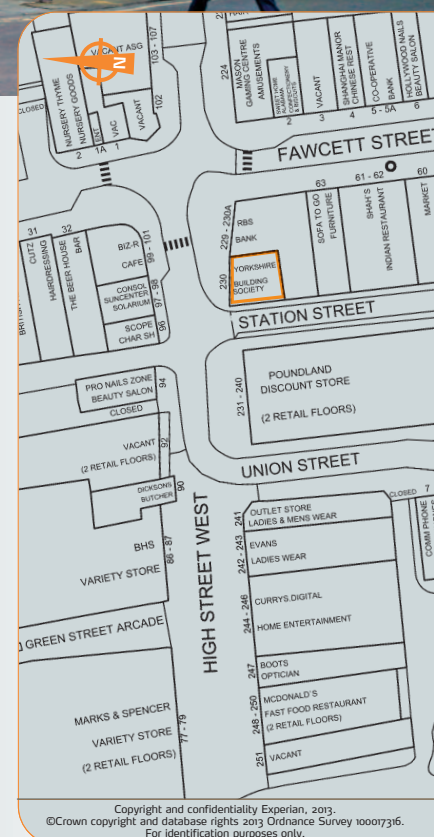
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