

TSB Bank, 8/10 Ivegate & 4 Tyrrel Street Bradford, West Yorkshire BD1 1RJ

lot 17

Rent
£106,500
per annum
exclusive

- Entirely let to TSB Bank plc on a recently renewed lease until 2022
- Attractive Grade II Listed building in prominent corner position
- Town centre location on pedestrianised retailing thoroughfare
- Tenant in occupation since at least 1987
- Nearby occupiers include KFC, Co-Operative Bank, NatWest and Betfred



On behalf of Administrators

Location

Miles: 10 miles west of Leeds
8 miles north-east of Halifax
37.5 miles north-east of Manchester
Roads: M606, M62, A6177, A650
Rail: Bradford Forster Square Rail, Bradford Interchange Rail
Air: Leeds Airport

Situation

The property is situated in a prominent corner location within Bradford City Centre at the junction of Ivegate and Tyrrel Street close to the prime pitches of Kirkgate and Bank Street. Kirkgate Shopping Centre is within close proximity housing retailers such as Primark, Boots, River Island and The Body Shop, with other nearby occupiers including KFC, Co-operative Bank, NatWest and Betfred.

Description

The property comprises a substantial building providing a ground floor banking hall, basement storage, office accommodation on first to third floors and attic storage accommodation. The upper floors are accessed internally via the ground floor and also have self-contained access from Tyrrel Street.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	317.60 sq m (3,419 sq ft)	TSB BANK PLC (1)	10 years from 13/02/2012 until 12/02/2022 on a full repairing and insuring lease (2)	£106,500	12/02/2017
Basement	Storage	248.60 sq m (2,676 sq ft)				
First	Office	287.20 sq m (3,098 sq ft)				
Second	Office	311.10 sq m (3,349 sq ft)				
Third	Office	263.70 sq m (2,838 sq ft)				
Attic	Storage	288.60 sq m (3,107 sq ft)				
Totals		1,716.80 sq m (18,487 sq ft)			£106,500	

(1) For the year ending 31st December 2013, TSB Bank plc reported a turnover of £37,700,000, pre-tax profits of £109,800,000 and a total net worth of £751,300,000. (Source: www.riskdisk.com 05/06/2014).

(2) The lease provides an option to determine the lease in February 2017.

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Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

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

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas.



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