

## HSBC Bank, Church Lane Pudsey, Leeds, West Yorkshire LS28 7DN

lot 31

### Freehold Bank Investment

- Entirely let to HSBC Bank plc until 2020 (no breaks)
- Prominent corner position in town centre location
- Nearby occupiers include NatWest Bank, Yorkshire Bank, William Hill, Boots the Chemist and Pudsey Town Hall

Rent  
**£35,000**  
per annum  
exclusive  
(2)



### Location

Miles: 4.7 miles east of Bradford  
5.7 miles west of Leeds  
Roads: A647, M62 (Junction 28), M1 (Junction 42)  
Rail: New Pudsey Railway Station  
Bramley (West Yorks) Railway Station  
Air: Leeds Bradford Airport

### Situation

The property is situated in a prominent town centre location on the busy junction of Church Lane and Robin Lane. Nearby occupiers include National Westminster Bank, Yorkshire Bank, William Hill, Boots the Chemist and Pudsey Town Hall.

### Description

The property comprises a ground floor banking hall and offices with staff rooms and ancillary accommodation in the basement and first floor. Additionally, the property benefits from three self-contained residential flats on the second and third floors and external car parking.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Tel: +44 (0)20 7034 4858.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Review
Ground	Banking Hall/Offices	162.31 sq m (1,747 sq ft)	<b>HSBC</b>	10 years from	£35,000 (2) 12/05/2015 (2)
Basement	Storage/Ancillary/Staff Accommodation	14.62 sq m (157 sq ft)	<b>BANK PLC</b>	12/05/2010 until	
First	Storage/Ancillary/Staff Accommodation	77.41 sq m (833 sq ft)	<b>(1)</b>	11/05/2020 on a full	
Second	Residential	3 Residential Flats -		repairing and	
Third	Residential	Not Measured (3)		insuring lease	
<b>Total Commercial Area</b>		<b>254.34 sq m (2,737 sq ft)</b>			<b>£35,000 (2)</b>

(1) For the year ending 31st December 2009, HSBC Bank plc reported a turnover of £25,137,000,000, pre-tax profits of £4,014,000,000 and total net worth of £16,588,000,000. (Source: www.riskdisk.com 13/04/2011)

(2) The current rent reserved under the terms of the lease is £26,800 p.a.x. The lease provides for a rental increase from 12th May 2015 to the higher of £35,000 p.a.x. or open market rental value. The seller will pay the buyer the difference between the current rent reserved of £26,800 p.a.x. and £35,000 p.a.x. from completion of the sale until 12th May 2015. Therefore the property will produce £35,000 p.a.x. from completion of the sale.

(3) The residential accommodation has been sublet by HSBC Bank plc.

### For further details please contact:

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### Solicitors:

**YVA Solicitors**  
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