

lot 41

TSB Bank, 76 Market Place Market Weighton, Nr Beverley, East Yorkshire YO43 3AP

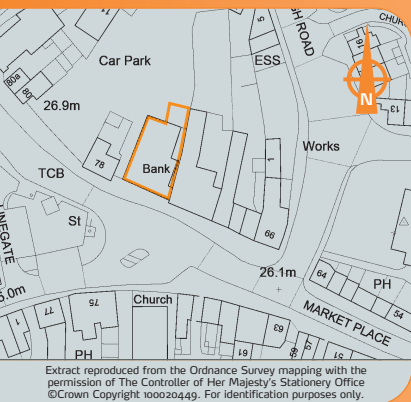
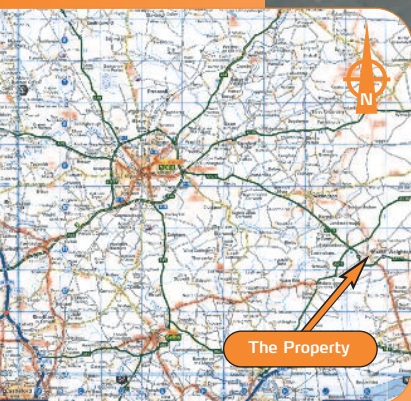
Rent
£14,000
per annum
exclusive

Freehold Bank/Office Investment

- Entirely let to TSB Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Benefits from self-contained offices
- Nearby occupiers include Boots the Chemist, Coral Betting, Barclays Bank and Co-op Foodstore



On behalf of Administrators
ZC ZOLFO COOPER



Location

Miles: 10 miles west of Beverley
19 miles east of York
Roads: A1079, A614
Rail: Beverley Rail
Air: Robin Hood Airport Doncaster Sheffield

Situation

Market Weighton is a market town located midway between Hull and York. The property is situated at the western end of the High Street with nearby occupiers including Boots the Chemist, Coral Betting, Barclays Bank and Co-op Foodstore.

Description

The property comprises a ground floor banking hall with ancillary accommodation. The first floor office is self-contained and accessed from Market Place.

Tenure

Freehold.

VAT

VAT is not 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 one block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson.

Tel: 0207 034 4861.
Email: henry.wilkinson@acuitus.co.uk

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. (3)	Review/(Reversion)
Ground	Banking Hall	119.8 sq m	(1,288 sq ft)	TSB BANK PLC (1) (2)	10 years from 24/06/2011 on a full repairing and insuring lease (3)	£14,000 (3)	24/06/2016 (23/06/2021)
Ground	Ancillary	58.96 sq m	(635 sq ft)				
First	Office	95.55 sq m	(1,028 sq ft)				
Totals		274.31 sq m	(2,951 sq ft)			£14,000 (3)	

(1) For the year ending 31st December 2013, TSB Bank plc reported a pre-tax profit of £74,500,000 and a net worth of £1,295,200,000. (Source: www.riskdisk.com 20/08/2014)

(2) The tenant has sublet the first floor.

(3) The lease provides for a tenant's option to determine on the 23rd June 2016 on 6 months' written notice. If the option to determine is not activated, the tenant will benefit from a 6 month rent free period from 24th June 2016.

For further details please contact:

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Buyer's Legal Title Report

by **Dentons UKMEA LLP**
Contact: Greg Rigby.
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See: **www.acuitus.co.uk** for further details

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