

20 Market Place Dewsbury, West Yorkshire WF13 1DF

lot 68

Freehold Bank Investment

- Entirely let to Lloyds Bank plc on a renewed 10 year lease until 2022 (subject to option)
- Re-based rent
- Prominent town centre location
- Nearby occupiers include Specsavers, William Hill, Peacocks, JD Wetherspoon, NatWest and Santander

Rent
£27,500
per annum
exclusive



Location

Miles: 9 miles south-west of Leeds
10 miles south-east of Bradford
Roads: A638, A644, M1 (Junction 40), M62 (Junction 25)
Rail: Dewsbury Railway Station
Air: Leeds Bradford Airport

Situation

The property is prominently situated in the heart of the town centre on the west side of Market Place, Dewsbury's principal pedestrianised retailing thoroughfare. Nearby occupiers include Specsavers, William Hill, Peacocks, JD Wetherspoon, NatWest, HSBC and Santander banks.

Description

The property comprises a ground floor banking hall with office accommodation on the first floor and ancillary accommodation in the basement, mezzanine and second floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will only be one **block viewing** 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/Ancillary	140.28 sq m	(1,510 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/02/2012 until 2022 on a full repairing and insuring lease (2)	£27,500	24/02/2017
Basement	Ancillary	110.09 sq m	(1,185 sq ft)				
Mezzanine	Ancillary	23.78 sq m	(256 sq ft)				
First	Office	121.05 sq m	(1,303 sq ft)				
Second	Ancillary	159.04 sq m	(1,712 sq ft)				
Totals		554.24 sq m	(5,966 sq ft)			£27,500	

(1) For the year ending 31/12/2013, Lloyds Bank plc reported pre-tax profits of £894,000,000 and a total net worth of £34,109,000,000.
(Source: www.riskdisk.com 22/09/2014)

(2) The lease provides for a tenant option to determine on 23rd February 2017.

For further details please contact:

David Margolis

Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk

Will Moore

Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Ford & Warren Solicitors

Westgate Point, Westgate, Leeds LS1 2AX.
Tel: +44 (0)113 243 6601.
Email: edward.brown@forwarn.com or
laura.frensham@forwarn.com
Ref: Edward Brown/Laura Frensham.

