

Yorkshire Bank, 3 George Street Tamworth, Staffordshire B79 7LH

lot 31

Prime Freehold Bank Investment

- Entirely let to Clydesdale Bank Plc t/a Yorkshire Bank on a recently renewed 10 year lease (subject to option)
- Prime pedestrianised location adjacent to the entrance to the Ankerside Shopping Centre

- Nearby occupiers include Superdrug, Santander, Lloyds Bank and Burton
- Approximately 375.14 sq m (4,038 sq ft) of well configured retail space
- Situated in an affluent Market Town

Rent
£62,000
per annum
exclusive



Location

Miles: 14 miles north-east of Birmingham
23 miles north of Coventry
30 miles west of Leicester
Roads: A5, M42 (Junction 10), M1
Rail: Tamworth Railway Station
Air: Birmingham International Airport

Situation

The property is situated in a prime retail position immediately adjacent to the principal entrance to the Ankerside Shopping Centre. Nearby occupiers include Superdrug, Santander, Lloyds Bank and Burton.

Description

The property, an attractive Grade II listed building, comprises a ground floor banking hall with first floor staff and ancillary accommodation. The property benefits from car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall	235.60 sq m (2,536 sq ft)	CLYDESDALE BANK PLC t/a Yorkshire Bank (1) (2)	10 years from 25/12/2013 on a full repairing and insuring lease (3)	£62,000	25/12/2018 (26/12/2023)
First	Staff/Ancillary	139.54 sq m (1,502 sq ft)				
Totals		375.14 sq m (4,038 sq ft)			£62,000	

- (1) Founded in Glasgow in 1838, Clydesdale Bank plc is one of the largest banks in Scotland. It is a member of National Australia Bank Group (NAB), one of the world's top 40 financial companies with over 12.4 million customers worldwide. (Source: www.cbonline.co.uk). For the year ending 30th September 2013, Clydesdale Bank plc reported a pre-tax loss of -£33,000,000, total current assets of £7,364,000,000 and a total net worth of £2,410,000,000. (Source: www.riskdisk.com 14/11/2014)
- (2) Yorkshire Bank was founded in 1859 and has 182 retail branches. Yorkshire Bank is a trading name of Clydesdale Bank plc. Yorkshire Bank joined the Group in 1990. (Source: ybonline.co.uk)
- (3) There is a tenant's only option to determine on 23/12/2018, subject to 6 months' prior written notice.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Hamblins LLP
Roxburghe House, 273-287 Regent Street,
London, W1B 2AD.
Tel: +44 (0)20 7355 6112.
Email: jholder@hamblins.co.uk
Ref: Joseph Holder.

