

18 North End Bedale, North Yorkshire DL8 1AD

lot 1

Freehold Bank and Office Investment

- Predominantly let to Barclays Bank plc until 2027 (subject to option)
- Part let on renewed lease to accountants (in occupation since at least 2002)
- Nearby occupiers include Co-operative Food, Post Office and Tesco Express
- Affluent and attractive North Yorkshire market town
- VAT-free Investment

Rent
£32,200
per annum
exclusive



Location

Miles: 7 miles south-west of Northallerton
12 miles north of Ripon

Roads: A1, A684

Rail: Northallerton Railway Station

Air: Durham Tees International Airport

Situation

The property is situated in a prominent trading position on North End close to its junction with The Wynd in the centre of Bedale, an affluent and attractive North Yorkshire market town. Nearby occupiers include Co-operative Food, The Post Office, Tesco Express and several independent retailers.

Description

The property comprises a ground floor banking hall with self-contained office accommodation on the first and second floors, accessed from the front of the property. The property benefits from a garage and garden to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

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/ (Reversion)
Ground	Banking Hall/ Ancillary	196.48 sq m (2,115 sq ft)	BARCLAYS BANK PLC (1)	20 years from 30/04/2007 (2)	£18,000	25/03/2016 (30/04/2027)
First	Office	69.67 sq m (750 sq ft)	STREAMLINE ACCOUNTANTS LTD (t/a GMC Business Accountants) (3)	8 years from 01/05/2014	£14,000 rising to £16,000 in May 2016	30/04/2022
Second	Office	79.42 sq m (855 sq ft)				
Rear Yard	Electricity Substation	-	NORTHERN ELECTRICITY	25 years from 01/01/1995	£200	(31/12/2019)
Total Commercial Area		345.57 sq m (3,720 sq ft)			£32,200	

(1) For the year ending 31st December 2013, Barclays Bank plc reported pre-tax profits of £2,885,000,000 and a total net worth of £53,264,000,000. (Source: www.riskdisk.com 24/02/2015).

(2) The lease is subject to a tenant only break option in May 2022.

(3) GMC Business Accountants were established in 1994 and have been in occupation of this property since at least 2002.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

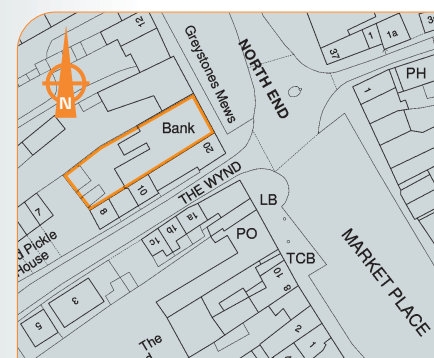
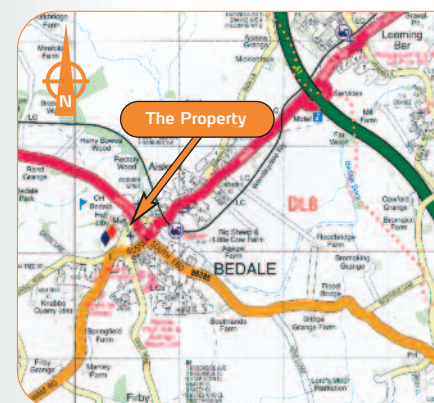
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See: www.acuitus.co.uk for further details



Seller's Solicitors:

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