

Royal Bank of Scotland, 26 St Annes Road West & 1-5 (Odd) Orchard Road St Annes-on-Sea, Lancashire FY8 1RN

Virtual Freehold Bank/Residential Investment

- Predominantly let to The Royal Bank of Scotland plc until 2028 (no breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021
- Popular and prosperous seaside town
- Self-contained residential/commercial accommodation (sold off)
- Nearby occupiers include Aldi, Tesco Express, WH Smith, Caffè Nero, Boots the Chemist, New Look and Edinburgh Woollen Mill
- VAT-free Investment

lot 1

Rent
£20,500
per annum
exclusive
(gross)



Location

Miles: 6 miles south of Blackpool
14 miles west of Preston
Roads: A583, A584, M55 (Junction 4)
Rail: St Annes-on-Sea Railway Station
Air: Liverpool John Lennon Airport, Manchester Airport

Situation

Lytham St Annes is a popular and prosperous Lancashire resort town famous for the Royal Lytham & St Annes Golf Club, a regular on the Open Championship rotation. The property is situated in a prominent corner position on the busy St Annes Road West in St Annes-on-Sea at its junction with Orchard Road in the heart of the town centre. Nearby occupiers include Aldi, Tesco Express, WH Smith, Caffè Nero, Boots the Chemist, New Look and Edinburgh Woollen Mill.

Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and self-contained commercial and residential accommodation on the basement, part ground, first and second floors accessed via Orchard Road.

Tenure

Virtual Freehold for a term of 967 years from 25th March 1890 at a fixed rent reserved of £20 per annum exclusive.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
26 St Annes Road West	Basement Ground	Ancillary Banking Hall	61.50 sq m (662 sq ft) 135.45 sq m (1,458 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx 22 years from 13/12/2006 until 11/12/2028	£20,500	11/12/2021 (2) 11/12/2026
1-5 (Odd) Orchard Road	Basement, Ground, First & Second	Residential	—	INDIVIDUAL	175 years from 31/10/2014 expiring in 2189	Peppercorn	—
Total Commercial			196.95 sq m (2,120 sq ft)			£20,500	

(1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)

(2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.

For further details please contact:

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Buyer's Legal Report Service

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