

NatWest Bank, Main Road Hathersage, Hope Valley, Derbyshire S32 1BB

lot 3

Freehold Bank and Residential Investment

- Predominantly let to National Westminster Bank plc until 2026 (no breaks)
- Fixed minimum rental increase in 2021
- Benefits from residential flat on part first and second floors let on an AST
- Planning permission (now expired) to convert upper parts to 2 residential flats (subject to consents)
- Prominent position in a popular Peak District Tourist Destination
- Nearby occupiers include Lloyds Pharmacy, Post Office and SPAR

Rent
£22,600
per annum
exclusive



On Behalf of Trustees

Location

Miles: 10 miles south-west of Sheffield
12 miles north-west of Chesterfield
31 miles south-east of Manchester
Roads: A6, A61, A623, A6187, M1
Rail: Hathersage Railway Station
Air: Manchester Airport

Situation

Hathersage is an attractive village in the popular Hope Valley region of the Peak District. The property is situated in a conservation area and in a prominent position on the A6187 Main Road which runs through the village centre. Nearby occupiers include Lloyds Pharmacy, Post Office and SPAR with other numerous boutique delis, cafés and independent retailers catering to the tourist industry.

Description

The property comprises a ground floor banking hall with ancillary accommodation on part first floor. The property also benefits from a self-contained residential flat on part first and second floors and parking area.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will only be **one viewing date**. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acutus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/ Ancillary	94.88 sq m (1,022 sq ft)	NATIONAL WESTMINSTER BANK PLC (1)	20 years from 11/12/2006 on a full repairing and insuring lease (2)	£16,600	11/12/2021 (3) (10/12/2026)
Part First	Ancillary	67.02 sq m (721 sq ft)	INDIVIDUAL	Let on an AST for a term of 6 months from 22/08/2011	£6,000 (4)	Holding Over
Part First & Second	Residential	-	-	-	-	-
Totals		161.90 sq m (1,743 sq ft)			£22,600	

(1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation of £43 billion and are 81% owned by HM Government. (Source: www.natwest.com & www.rbs.com)

(2) There is a service charge cap rising annually in line with RPI.

(3) The rent is reviewed to the higher of open market rental value or 3.75%.

(4) The rent for the residential flat has been annualised.

For further details please contact:

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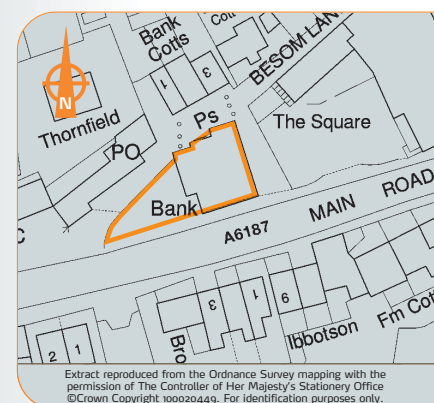
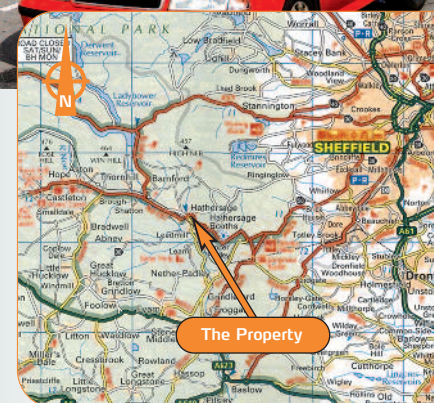
Will Moore
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www.acutus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

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London EC4M 8AL.
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Ref: Lauren McLeod.



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