

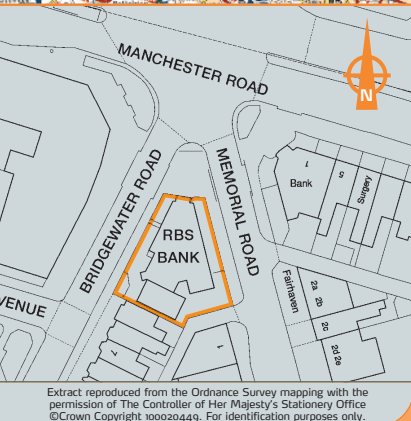
lot 42

Royal Bank of Scotland, 1 Bridgewater Road Walkden, Greater Manchester M28 3JE

Rent
£16,174
per annum
exclusive

Freehold Bank/Office 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
- Prominent town centre corner location
- VAT-free investment



Location

Miles: 7½ miles north-west of Manchester City Centre
Roads: A6, A580, M60 (Junction 15), M61 (Junction 3)
Rail: Walkden Railway Station
Air: Manchester Airport

Situation

Walkden is located 7½ miles north-west of Manchester City Centre, situated close to the M60 orbital motorway around Manchester. The property occupies a highly prominent corner position at the busy junction of Manchester Road (A6), Bridgewater Road and Memorial Road. Nearby occupiers include McDonald's, KFC, Subway and the Ellesmere Centre anchored by Tesco Extra.

Description

The property comprises a ground floor banking hall with self-contained office accommodation on the first floor. The property benefits from car parking to the rear.

Tenure

Freehold.

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

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/ Ancillary	195.93 sq m (2,109 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx 22 years from 13/12/2006 until 11/12/2028	£15,924	11/12/2021 (2) 11/12/2026
First	Office	— (—)	INDIVIDUAL	125 years from 03/10/2014 until 2139	£250	30/09/2039 & 25 yearly
Totals		195.93 sq m (2,109 sq ft)			£16,174	

- (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:

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

Buyer's Legal Report Service

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

Seller's Solicitors:

Fladgate LLP
16 Great Queen Street, London WC2B 5DG.
Tel: +44 (0)20 3036 7000.
Email: rkaufman@fladgate.com
Ref: Richard Kaufman.