

National Westminster Bank, 10/12 Bradford Road Brighouse, West Yorkshire HD6 1RL

lot 47

Freehold Bank Investment with Vacant Upper Parts

- Part let to National Westminster Bank plc until 2027 (No Breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021
- Vacant possession of upper parts – previous planning permission granted in 2011 to create 4 x one bed flats
- Grade II Listed building (no empty rates)
- VAT-free investment

Rent
£25,100
per annum
exclusive
plus vacant
upper parts



Location

Miles: 7 miles south of Bradford
13 miles south-west of Leeds
Roads: A641, A644, M62 (Junction 25)
Rail: Brighouse Railway Station
Air: Leeds Bradford Airport

Situation

The property is prominently situated on the east side of Bradford Road close to its junction with Commercial Street in the heart of Brighouse town centre. Nearby occupiers include a large Sainsbury's supermarket, Superdrug, Greggs, M&Co and Yorkshire, Lloyds and Santander Banks.

Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and self-contained office accommodation on the first and second floors accessed from Bradford Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

Consent was granted on 30th December 2011 for change of use and conversion of the first and second floors to 4 x one bedroom apartments under planning reference 11/01372/LBC. This planning consent has now lapsed.
Calderdale Council, Crossley Street, Halifax HX1 1UJ.
Tel: +44 (0)1422 392237
Email: town.planning@calderdale.gov.uk

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
Basement	Ancillary	104.88 sq m (1,129 sq ft)	NATIONAL WESTMINSTER BANK PLC (1)	Approx 21 years from 13/12/2006 until 11/12/2027	£25,100	11/12/2021 (2)
Ground	Banking Hall	126.81 sq m (1,365 sq ft)	VACANT POSSESSION	-	-	11/12/2026
First & Second	Offices	196.39 sq m (2,114 sq ft)	VACANT POSSESSION	-	-	-
Totals		428.08 sq m (4,608 sq ft)			£25,100	

- (1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation rate of £43bn and are 81% owned by HM Government. (Source: www.natwest.com & 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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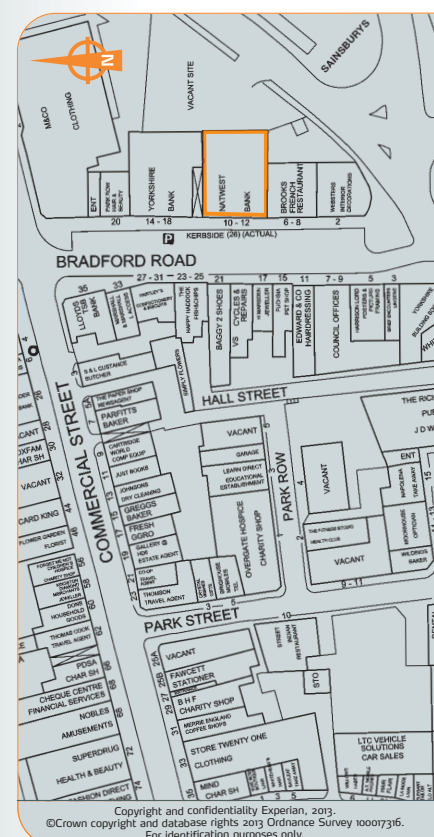
Will Moore
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Buyer's Legal Report Service

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
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Tel: +44 (0)20 3036 7000.
Email: rkaufman@fladgate.com
Ref: Richard Kaufman.



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