

lot 49

6A High Street Mexborough, South Yorkshire S64 9AP

Rent
£19,750
per annum
exclusive

Freehold Bank Investment

- Entirely let to Yorkshire Bank plc
- High Street location in Mexborough town centre

- Nearby occupiers include Tesco Metro, NatWest and Brighthouse



On Behalf of
Administrators



Location

Miles: 10 miles west of Doncaster
8 miles north of Rotherham
2 miles north-east of Sheffield
Roads: M1, M18, A1(M), A630
Rail: Mexborough Rail Station
Air: Robin Hood Doncaster Sheffield Airport

Situation

Mexborough is a historic market town referenced in the Domesday Book. The town is situated between Rotherham and Doncaster and close to the M1 and M18 motorways. The property is situated on the northern side of the High Street with nearby occupiers including Tesco Metro, NatWest and Brighthouse.

Description

The property comprises a ground floor banking hall with basement storage and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall/Ancillary	139.80 sq m	(1,505 sq ft)	YORKSHIRE BANK PLC (1)	15 years from 07/08/2000 on a full repairing and insuring lease	£19,750	06/08/2015 (2)
Basement	Ancillary	79.90 sq m	(860 sq ft)				
First	Ancillary	57.30 sq m	(619 sq ft)				
Totals		277.00 sq m	(2,984 sq ft)			£19,750	

(1) Yorkshire Bank was founded in 1859 and has 182 retail branches. Yorkshire Bank is a trading name of Clydesdale Bank plc, a subsidiary of the National Australia Bank Group. (Source: www.ybonline.co.uk 10/06/2015)

(2) The vendor has been in contact with the tenant regarding a possible new 5 year lease from expiry of the current term. Please refer to the auctioneers for further details.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



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