

lot 19


Rent
£140,000
per annum
exclusive

Santander, 9-11 King Street Huddersfield, West Yorkshire HD1 2ER

Prime Bank Investment

- Entirely let to Santander UK plc
- Tenant recently completed substantial alterations to enable occupation of the first and second floors

- Situated opposite Marks & Spencer and The Piazza Shopping Centre
- Other nearby occupiers include Boots, WH Smith, BHS and Caffè Nero
- VAT free Investment

On behalf of  Legal & General



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Location

Miles: 15 miles south-west of Leeds
25 miles north-east of Manchester
26 miles north-west of Sheffield

Roads: A62, A640, A629, M62 (Junctions 23/24)

Rail: Huddersfield Railway Station

Air: Leeds Bradford Airport

Situation

The property is prominently situated in the heart of the town centre, on the north side of pedestrianised King Street at its junction with Market Walk, opposite Marks & Spencer. The property is also situated opposite The Piazza Shopping Centre, housing occupiers including Boots, WH Smith, BHS and Argos. The Kingsgate Shopping Centre, anchored by House of Fraser, is located close by, as are retailers including Morrisons, Caffè Nero, KFC, Costa and HSBC Bank.

Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and office and ancillary accommodation on the first and second floors. The third floor is not currently used by the tenant. The property benefits from a return frontage to pedestrianised Market Walk.

The tenant has recently completed substantial alterations to the property to

enable them to additionally occupy the first and second floors, which were previously let to a gym operator.

Tenure

Virtual Freehold. Held by way of two 999 year leases from 25th March 1898 and 29th September 1941, each at a rent of £50 per annum.

VAT

VAT is not applicable to this lot.

Six Week Completion (subject to landlord's consent to assign)

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 Will Moore.

Email: will.moore@acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|-------------------|----------------------|-----------------------|-----------------------------|---|-----------------|------------|
| Basement | Ancillary | 139.63 sq m | (1,503 sq ft) | SANTANDER UK PLC (1) | Approx 10 years and 8 months from 21/04/2010 on a full repairing and insuring lease | £140,000 | 31/12/2020 |
| Ground | Banking Hall | 231.32 sq m | (2,490 sq ft) | | | | |
| First | Offices/Ancillary | 214.60 sq m | (2,310 sq ft) | | | | |
| Second | Offices/Ancillary | 219.06 sq m | (2,358 sq ft) | | | | |
| Third | Ancillary | 199.38 sq m | (2,146 sq ft) | | | | |
| Totals | | 1,003.99 sq m | (10,807 sq ft) | | | £140,000 | |

(1) For the year ending 31/12/2014, Santander UK PLC reported pre-tax profits of £1,399,000,000 and a total net worth of £12,006,000,000. (Source: www.experian.com 14/09/2015)

For further details please contact:

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Buyer's Legal Report Service

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



Seller's Solicitors:

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