

lot 26

Barclays Bank 19 Market Place, Huddersfield HD1 2AA

Rent
£108,330 per
annum
exclusive

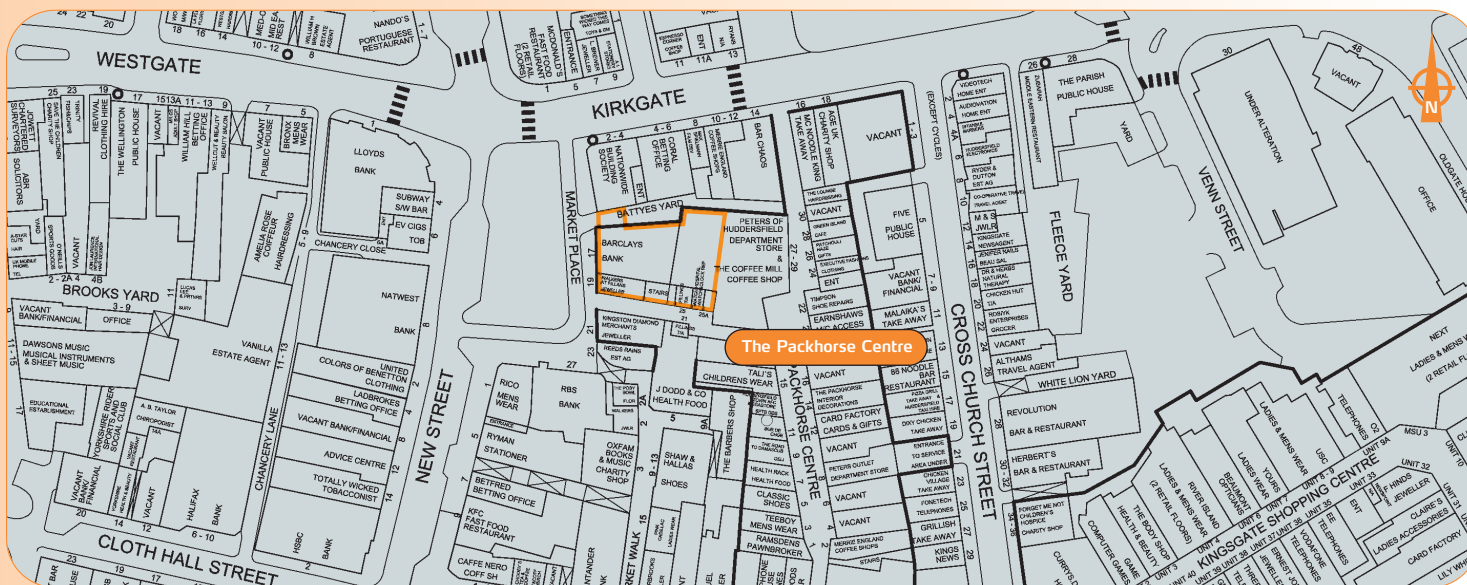
Virtual Freehold Bank Investment

- Let to Barclays Bank Plc until 2028 (subject to option)
- Immediately adjacent to the Packhorse Shopping Centre
- Tenant has undertaken a significant recent refurbishment programme of the branch
- Nearby occupiers include Mcdonald's, Marks & Spencer and Caffè Nero



lot 26

Rent
£108,330
per annum
exclusive



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 10007316. For identification purposes only.

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 situated on the east side of pedestrianised Market Place in the town centre and adjacent to an entrance to the Packhorse Shopping Centre. Nearby occupiers include McDonald's, Marks & Spencer, Caffè Nero and Vision Express.

Description

The property comprises a ground floor banking hall with ancillary accommodation on basement and sub-basement and office accommodation on the first and second floors. The property benefits from being immediately adjacent to the Packhorse Shopping Centre. The seller understands that the property is used as a major regional branch and the tenant has undertaken a significant recent refurbishment programme. The property also comprises an additional retail unit and a kiosk, both of which will be subject to 850 year leases (4).

Tenure

Virtual Freehold. Held for a term of 900 years from 25th March 1967 at a fixed ground rent of £38.50 per annum (4).

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	224.82 sq m (2,420 sq ft)	BARCLAYS BANK PLC	20 years from 12/08/2008 until 2028 on a full repairing and insuring lease (2) (3)	£108,330	12/08/2018 12/08/2023
Basement	Ancillary	136.66 sq m (1,471 sq ft)				
Sub-Basement	Ancillary	100.98 sq m (1,087 sq ft)				
First Floor	Offices	166.20 sq m (1,789 sq ft)				
Second Floor	Offices	155.05 sq m (1,669 sq ft)				
Totals		783.71 sq m (8,436 sq ft)			£108,330	

- (1) For the year ending 31st December 2015, Barclays Bank Plc reported a pre-tax profit of £2,841,000,000 and a total net worth of £55,845,000,000. (Source: www.riskdisk.com 19/04/2016).
- (2) The lease provides for a tenant option to determine the lease on 12th August 2023.
- (3) The lease is subject to a schedule of condition, details of which are in the legal pack.
- (4) The 900 year leasehold interest comprises the lease in favour of Barclays Bank and 2 separate 850 year leases at a fixed ground rent of £100 each for the 2 retail units.

For further details please contact:
John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acutus.co.uk
Alec Linfield
Tel: +44 (0)20 7034 4860.
Email: alec.linfield@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service:
Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:
PKP French
1 Jardine House, Harrovia Business Village,
Bessborough Road, Harrow, HA1 3EX.
Tel: +44 (0)208 861 8832.
Email: jayshree@pkpfrench.com
Ref: Jayshree Patel.