

## lot 2

Rent  
**£20,500**  
per annum  
exclusive  
(gross)

## Royal Bank of Scotland, 26 St Annes Road West & 1-5 (Odd) Orchard Road Lytham St Annes, Lancashire FY8 1RN

### Virtual Freehold Bank 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

- Popular and prosperous town
- Nearby occupiers include Marks & Spencer, Tesco Express, WH Smith, Caffè Nero, Boots the Chemist, and New Look



### Location

Miles: 50 miles north-west of Manchester  
14 miles west of Preston  
Roads: A583, A584, M55 (Junction 4)  
Rail: St Annes-on-Sea Railway Station  
Air: Liverpool John Lennon Airport, Manchester Airport

### Situation

Lytham St Annes is a popular and affluent Lancashire resort town famous for the Royal Lytham & St Annes Golf Club, a regular on the Open Championship rotation. The property is situated in a prominent corner position on the busy St Annes Road West and at its junction with Orchard Road in the heart of St Annes-on-Sea. Nearby occupiers include Marks & Spencer, Tesco Express, WH Smith, Caffè Nero, Boots the Chemist and New Look.

### Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and self-contained commercial and residential accommodation on the basement, part ground, first and second floors accessed via Orchard Road.

### Tenure

Virtual Freehold for a term of 967 years from 25th March 1890 at a fixed rent reserved of £20 per annum exclusive.

### 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 Alec Linfield. Tel: 020 7034 4860.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
26 St Annes Road West	Basement Ground	Ancillary Banking Hall	61.50 sq m (662 sq ft) 135.45 sq m (1,458 sq ft)	<b>THE ROYAL BANK OF SCOTLAND PLC (1)</b>	Approx 22 years from 13/12/2006 until 11/12/2028	£20,500	11/12/2021 (2) 11/12/2026
1-5 (Odd) Orchard Road	Basement, Ground, First & Second	Residential	–	<b>INDIVIDUAL</b>	175 years from 31/10/2014 expiring in 2189	Peppercorn	–
<b>Total Commercial</b>			<b>196.95 sq m (2,120 sq ft)</b>			<b>£20,500</b>	

(1) For the year ending 31st December 2015, Royal Bank of Scotland have a market capitalisation of £35.1bn and are 72.6% owned by HM Government (Source: www.investors.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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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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Email: greg.rigby@dentons.com  
See: **www.acutis.co.uk** for further details

### Seller's Solicitors:

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