## lot 2

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



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

Liverpool John Lennon Airport, Manchester Airport

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.

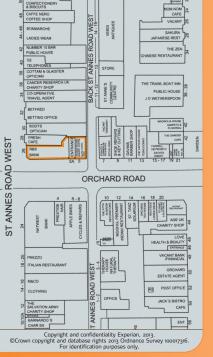
The property comprises a ground floor banking hall with ancillary accommodation in the basement and self-contained commercial and residential accommodation on the basement, part ground, first and second floors accessed via Orchard Road.

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

VAT is not applicable to this lot.

### Six Week Completion

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.



PARK ROAD

### Tenancy and accommodation Unit Floor Areas (Approx) Rent p.a.x. Reviews 26 St Annes Basement 61.50 sq m (662 sq ft) THE ROYAL BANK **Ancillary** Approx 22 years £20,500 11/12/2021 Ground Banking Hall 135.45 sq m (1,458 sq ft) until 11/12/2028 11/12/2026 175 years from 31/10/2014 expiring Residential INDIVIDUAL Peppercorn **Basement** Orchard Ground, First Road & Second in 2189 **Total Commercial** 196.95 sq m (2,120 sq ft)

- (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%

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The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk