

# Yorkshire Bank, 86A Queen Street Morley, Leeds, West Yorkshire LS27 9BU

lot 17

## Freehold Bank Investment

- Entirely let to Clydesdale Bank Plc t/a Yorkshire Bank
- 10 year lease renewal until 2026 (subject to options)
- Tenant in occupation since at least 1999
- Pedestrianised town centre location

Rent  
£42,000  
per annum  
exclusive



On behalf of  
Receivers

**CBRE**

## Location

Miles: 5 miles south-west of Leeds city centre  
7 miles south-east of Bradford  
29 miles south-west of York

Roads: A643, M62 (Junction 27), M621 (Junction 27)

Rail: Morley Railway Station

Air: Leeds Bradford Airport

## Situation

The property is situated on the western side of the pedestrianised section of Queen Street, close to its junction with Wesley Street, in the heart of the town centre. Other occupiers in the town include Wilko, Morrisons, Boots the Chemist, Savers and branches of Barclays, HSBC, NatWest and Lloyds banks. There is a public car park opposite with parking for approximately 70 cars.

## Description

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

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers 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 single block viewing for this property on 29th June 2016 at 2.30pm. Interested parties must register their details with the Auctioneers by 26th June 2016 and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/ Ancillary	302.80 sq m (3,259 sq ft)	<b>CLYDESDALE BANK PLC (1) t/a Yorkshire Bank</b>	10 years from 07/06/2016 on a full repairing and insuring lease (2)	£42,000	06/06/2021 (06/06/2026)
First	Ancillary	213.95 sq m (2,303 sq ft)				
<b>Totals</b>		<b>516.75 sq m (5,562 sq ft)</b>			<b>£42,000</b>	

(1) Founded in Glasgow in 1838, Clydesdale Bank plc is one of the largest banks in Scotland. Yorkshire Bank is a trading name of Clydesdale Bank plc and joined the Group in 1990, operating from over 150 branches and 22 business and private banking centres in the UK. (Source: www.cybg.com)

(2) The lease is subject to tenant options to determine on 6th June 2019 and 6th June 2021.

## 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

**DENTONS**

## Seller's Solicitors:

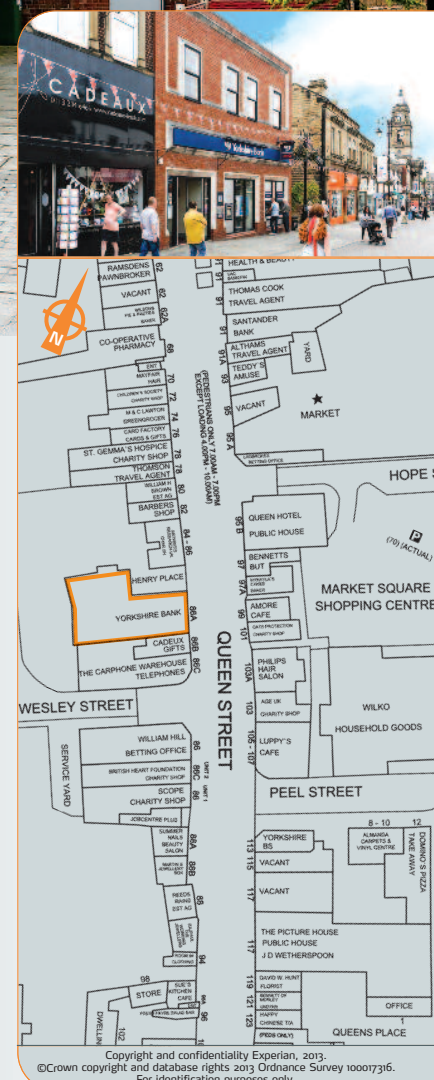
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