

lot 29

## Yorkshire Bank, 10 Austhorpe Road Crossgates, Leeds, West Yorkshire LS15 8DL

Rent  
£33,400 per  
annum  
exclusive

Freehold Bank Investment

- Entirely let to Clydesdale Bank Plc t/a Yorkshire Bank
- 10 year lease renewal until 2026 (subject to option) at a re-based rent
- Tenant in occupation since at least 1999

- Close to the Crossgates Shopping Centre retailers including Superdrug, Tesco, Specsavers, Holland & Barrett and New Look



On behalf of  
Receivers

**CBRE**



### Location

Miles: 4 miles north-east of Leeds town centre  
15 miles east of Bradford  
52 miles north-east of Manchester  
Roads: A64, A120, M1 (junction 46)  
Rail: Cross Gates Railway Station  
Air: Leeds Bradford Airport

### Situation

The property is situated in a prominent corner position on the south side of Austhorpe Road close to its junction with Station Road. The Crossgates Shopping Centre is located close by housing retailers including Superdrug, Tesco, Specsavers, Holland & Barrett, New Look, Poundworld and Wilko. The property benefits from a public car park being located to the rear with parking for approximately 60 cars.

### Description

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

### 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 3.45pm. Interested parties must register their details with the Auctioneers before 26th June 2016 and provide identification on site. Please contact Will Moore. Email: will.moore@acutis.co.uk

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking	201.20 sq m (2,162 sq ft)	<b>CLYDESDALE BANK PLC (1)</b> t/a Yorkshire Bank	10 years from 06/06/2016 on a full repairing and insuring lease (2)	£33,400	05/06/2021 (05/06/2026)
First	Hall/Ancillary	95.32 sq m (1,026 sq ft)				
Second	Ancillary	38.28 sq m (412 sq ft)				
<b>Totals</b>		<b>334.80 sq m (3,604 sq ft)</b>			<b>£33,400</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 provides for a tenant option to determine on 5th 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.acutis.co.uk** for further details



### Seller's Solicitors:

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