

# Yorkshire Bank, 10 & 10a Church Street Peterborough, Cambridgeshire PE1 1XB

lot 30

## 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 city centre location close to the Queensgate Shopping Centre

Rent  
£60,375 per  
annum  
exclusive



On behalf of  
Receivers

**CBRE**

## Location

Miles: 41 miles east of Leicester  
41 miles north-east of Northampton  
81 miles north of London  
Roads: A15, A139, A47, A1(M) Junction 17  
Rail: Peterborough Railway Station  
Air: Birmingham International Airport, Luton Airport

## Situation

The property is situated in a prominent corner position on the south side of pedestrianised Church Street at its junction with Cross Street. The property benefits from being close to Queensgate Shopping Centre, which houses retailers including Marks & Spencer, John Lewis, Primark, H&M and Boots the Chemist. Other nearby occupiers include Pizza Express, Prezzo, Sports Direct and branches of HSBC and Barclays banks.

## Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first floor and additional ancillary accommodation on the second floor. The property benefits from being accessible from both Church Street and Cross Street.

## 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 28th June 2016 at 10.30am. Interested parties must register their details with the Auctioneers by 25th 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	219.35 sq m (2,361 sq ft)	<b>CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)</b>	10 years from 31/05/2016 on a full repairing and insuring lease (2)	£60,375	30/05/2021 (30/05/2026)
First	Office/Ancillary	143.25 sq m (1,542 sq ft)				
Second	Ancillary	33.07 sq m (356 sq ft)				
<b>Totals</b>		<b>395.67 sq m (4,259 sq ft)</b>			<b>£60,375</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 30th May 2019 and 30th May 2021.

## For further details please contact:

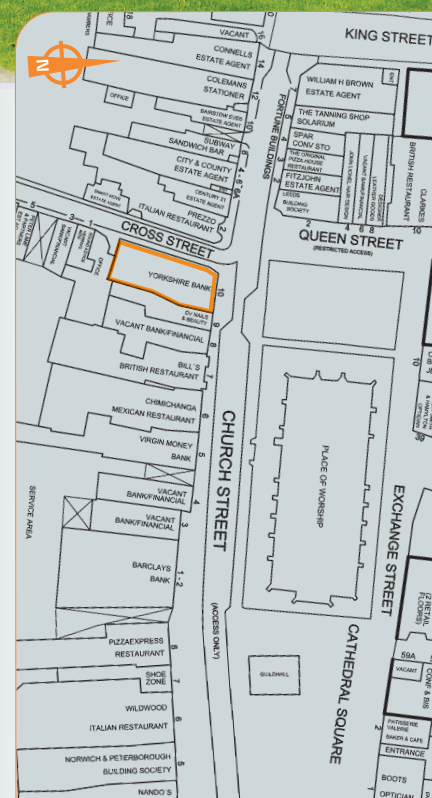
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## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

## Seller's Solicitors:

**Walker Morris LLP**  
Kings Court, 12 King Street, Leeds LS1 2HL.  
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Ref: Thomas Jackson.



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