

lot 31

NatWest Bank, Main Road, Hathersage
Hope Valley, Peak District National Park, Nr Sheffield, Derbyshire S32 1BB

Rent
£22,600
 per annum
 exclusive

Freehold Bank and Residential Investment

- Predominantly let to National Westminster Bank plc until 2026 (no breaks)
- Fixed minimum rental increase in 2021
- Includes maisonette flat on part first and second floors
- Planning permission (now expired) to convert upper parts to 2 residential flats (subject to consents)
- Prominent position in a popular Peak District tourist destination
- Nearby occupiers include Lloyds Pharmacy, Post Office and Spar



Location

Miles: 10 miles south-west of Sheffield
 12 miles north-west of Chesterfield
 31 miles south-east of Manchester
 Roads: A6, A61, A623, A6187, M1
 Rail: Hathersage Railway Station
 Air: Manchester Airport

Situation

Hathersage is an attractive village in the popular Hope Valley region of the Peak District. The property is situated in a conservation area and in a prominent position on the A6187 Main Road. Nearby occupiers include Lloyds Pharmacy, Post Office and Spar with other numerous boutique delis, cafés and independent retailers catering to the tourist industry.

Description

The property comprises a ground floor banking hall with ancillary accommodation on part first floor. The property also benefits from a self-contained residential maisonette on part first and second floors and car parking to the side of the property.

Tenure

Freehold.

Planning

Planning permission (now expired) was obtained in 2011 (Ref: NP/DDD/0611/0521) for the change of use and conversion of the first and second floors to 2 residential flats.

Peak District National Park Authority
 Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE.
 Tel: +44 (0)1629 816200.
 Email: planning.service@peakdistrict.gov.uk

VAT

VAT is not applicable to this lot.

Viewings

There will be a single block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Alec Linfield.
 Tel: 0207 034 4860.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall/ Ancillary	94.88 sq m (1,022 sq ft)	NATIONAL WESTMINSTER BANK PLC (1)	20 years from 11/12/2006 on a full repairing and insuring lease (2)	£16,600	11/12/2021 (3) (11/12/2026)
Part First	Ancillary	67.02 sq m (721 sq ft)				
Part First & Second	Residential	-	INDIVIDUAL	Assured Shorthold Tenancy for a term of 6 months from 22/08/2011	£6,000 (4)	Holding Over
Total Commercial Floor Area					161.90 sq m (1,743 sq ft)	£22,600

- (1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who as at 31st December 2015 have a market capitalisation of £35.1 billion and are 72.6% owned by HM Government. (Source: www.natwest.com & www.investors.rbs.com). National Westminster Bank PLC are not currently in occupation of the property.
- (2) There is a service charge cap rising annually in line with Retail Price Index.
- (3) The rent is reviewed to the higher of open market rental value or 3.75%. The lease provides for the rent to be reviewed on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75 %.
- (4) The rent for the residential flat has been annualised.

For further details please contact:
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Buyer's Legal Report Service
Dentons UKMEA LLP
 Contact: Greg Rigby.
 Tel: +44 (0)20 7320 3968.
 Email: greg.rigby@dentons.com
 See: www.acuitus.co.uk for further details

Seller's Solicitors:
Shulmans LLP
 10 Wellington Place,
 Leeds LS1 4AP.
 Tel: +44 (0)113 297 7730.
 Email: kwilkinson@shulmans.co.uk
 Ref: Kieran Wilkinson.

