

lot 39

Yorkshire Bank, 6-8 Bridge Street St Helens, Merseyside WA10 1NF

Rent
£57,750 per annum
exclusive,
subject to
note 2

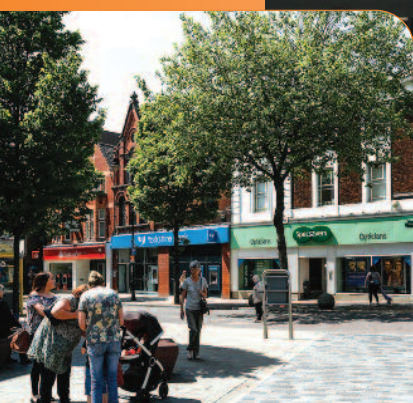
Freehold Bank Investment

- 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 Church Square Shopping Centre which houses occupiers including H&M, River Island, Boots the Chemist and Topshop

On behalf of
Receivers

CBRE



The Hardshaw
Shopping Centre



Location

Miles: 12 miles east of Liverpool
25 miles west of Manchester
Roads: A570, A580, M6, M57, M62
Rail: St Helens Central
Air: Liverpool John Lennon Airport

Situation

The property is situated on the northern side of Bridge Street, close to its junction with Church Street, in the heart of the town centre. Church Square Shopping Centre is close by, housing retailers including H&M, River Island, Boots the Chemist, Topshop and Superdrug. Other nearby retailers include Caffè Nero, WH Smith, Specsavers and branches of NatWest, Lloyds, Barclays and Santander banks.

Description

The property comprises a double fronted 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 28th June 2016 at 1.15pm. Interested parties must register their details with the Auctioneers before 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	244.30 sq m	(2,630 sq ft)	CLYDESDALE BANK PLC (t/a Yorkshire Bank)	10 years from 2016 on a full repairing and insuring lease (2)	£57,750 (2)	2021 (2026)
First	Ancillary	135.63 sq m	(1,460 sq ft)				
Second	Ancillary	124.50 sq m	(1,340 sq ft)				
Totals		504.43 sq m	(5,430 sq ft)			£57,750 (2)	

- 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).
- The tenant is currently holding over on a 15 year lease from 5th October 1999 at a rent of £66,500 p.a.x. Terms have been agreed for a new 10 year lease at a rent of £57,750 p.a.x with a rent review on the 5th anniversary of the term and is in solicitor's hands due to complete imminently. The lease will be subject to a tenant option to determine on the 5th anniversary of the term.

For further details please contact:

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Buyer's Legal Report Service

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

DENTONS

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