

Yorkshire Bank, 5-9 The Rock Bury, Greater Manchester BL9 0YB

lot 53

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
- Located opposite Mill Gate Shopping Centre housing retailers including WH Smith, Peacocks and McDonald's

Rent
£47,500 per annum
exclusive,
subject to
note 2



On behalf of
Receivers

CBRE

Location

Miles: 10 miles north of Manchester City Centre
38 miles north-east of Liverpool
Roads: A58, M66 (junction 2)
Rail: Bury Interchange
Air: Manchester Airport

Situation

The property is situated on the northern side of The Rock, on the edge of the pedestrianised section of the town centre. Mill Gate Shopping Centre is close by housing occupiers including Peacocks, WH Smith, Boots the Chemist, Poundland and Poundworld. Other nearby occupiers include Superdrug and branches of Lloyds, Halifax, RBS and NatWest banks.

Description

The property comprises a double fronted ground floor banking hall with ancillary accommodation at basement, first, second, third and fourth 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 10.30am. 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@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	247.30 sq m (2,662 sq ft)	CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)	10 years from 2016 on a full repairing and insuring lease (2)	£47,500 (2)	2021 (2026)
Basement	Ancillary	177.48 sq m (1,910 sq ft)				
First	Ancillary	188.00 sq m (2,024 sq ft)				
Second	Ancillary	105.60 sq m (1,137 sq ft)				
Third	Ancillary	128.40 sq m (1,382 sq ft)				
Fourth	Ancillary	117.00 sq m (1,259 sq ft)				
Totals		963.78 sq m (10,374 sq ft)			£47,500 (2)	

- (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 tenant is currently holding over on a 15 year lease from 5th October 1999 at a rent of £73,500 p.a.x. Terms have been agreed for a new 10 year lease at a rent of £47,500 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:

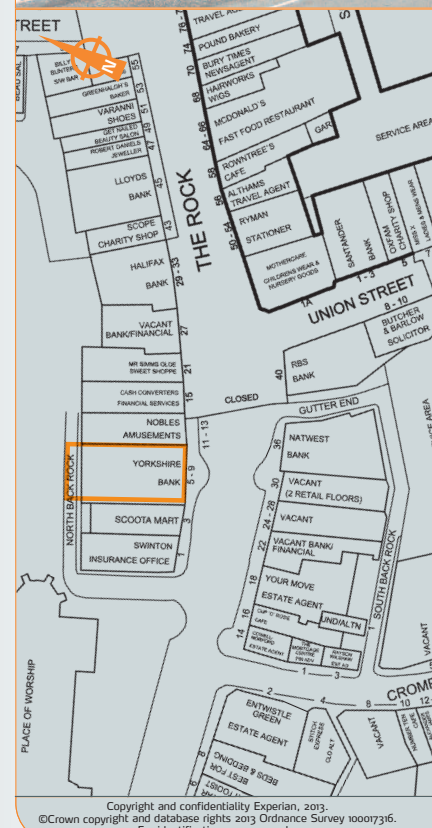
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Buyer's Legal Report Service

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

Seller's Solicitors:

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Ref: Scott Flint.



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