

Yorkshire Bank, 2-10 Northgate Wakefield, West Yorkshire WF1 1TA

lot 63

Freehold Bank Investment

- Entirely let to Clydesdale Bank Plc t/a Yorkshire Bank
- 10 year lease renewal until 2026 (subject to option)
- Tenant in occupation since at least 1999
- Pedestrianised city centre location close to both Trinity Walk and the Ridings Shopping Centres
- Grade II Listed

Rent
£90,750 per
annum
exclusive

On behalf of
Receivers

CBRE



Location

Miles: 6 miles east of Dewsbury
9 miles south of Leeds
Roads: A638, A642, M1, M62
Rail: Wakefield Westgate Railway Station
Wakefield Kirkgate Railway Station
Leeds Bradford Airport

Situation

The property is situated in a prominent corner position on the east side of pedestrianised Northgate at its junction with Westmorland Street, in the heart of the city centre. The property is located close to Trinity Walk Shopping Centre housing retailers including Debenhams, Next, H&M, Topshop/Topman and also the Ridings Shopping Centre which houses retailers including Marks & Spencer, Primark and Boots the Chemist. Other nearby occupiers include Toni & Guy, Costa, Waterstones and Thomas Cook.

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 and basement. The property benefits from frontages to both Northgate and Westmorland 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 30th June 2016 at 11am. Interested parties must register their details with the Auctioneers by 27th 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	245.88 sq m	(2,647 sq ft)	CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)	10 years from 01/06/2016 on a full repairing and insuring lease (2)	£90,750	31/05/2021 (31/05/2026)
Basement	Ancillary	102.28 sq m	(1,101 sq ft)				
First	Office/Ancillary	187.38 sq m	(2,017 sq ft)				
Second	Ancillary	73.48 sq m	(791 sq ft)				
Totals		609.02 sq m	(6,556 sq ft)			£90,750	

(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 a tenant option to determine on 31st May 2021.

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
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See: www.acuitus.co.uk for further details

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