lot 65

Yorkshire Bank, 46 Market Place Dewsbury, West Yorkshire WF13 1DW

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
- · Pedestrianised town centre location



On behalf of Receivers



CORPORATION STREET

MARKET PLACE



Miles: 9 miles south-west of Leeds 10 miles south-east of Bradford

Roads: A638, A644, M1 (junction 40), M62 (junction 25)

Dewsbury Railway Station Leeds Bradford Airport Rail:

The property is prominently situated in the heart of the town centre on the southern side of Market Place, Dewsbury's principal pedestrianised retailing thoroughfare. Nearby occupiers include Specsavers, William Hill, Peacocks, JD Wetherspoon, NatWest, HSBC and Santander banks.

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors.

Freehold.

VAT is not applicable to this lot.

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.

There will be a single block viewing for this property on 30th June 2016 at 12.15 p.m. 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 First Second	Banking Hall/Ancillary Office/Ancillary Ancillary	301.97 sq m (3,29 158.67 sq m (1,70 93.83 sq m (1,0	08 sq ft)	BANK PLC (1) (t/a Yorkshire Bank)		£44,325 (2)	2021 (2026)

554.47 sq m (5,968 sq ft)

- 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 £50,000 p.a.x. Terms have been agreed for a new 10 year lease at a rent of £44,325 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.

Jo Seth-Smith
Tel: +44 (o)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk Email: jo.setl

Tel: +44 (o)20 7034 4858. Email: will.moore@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP

Contact: Greg Rigby.
Tel: +44 (o)2o7 32o 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Walker Morris LLP Water Morris LLP Kings Court, 12 King Street, Leeds LS1 2HL. Tel: +44 (o)ng 283 2656. Email: austin.judson@walkermorris.co.uk Ref: Austin Judson.