

- 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

Miles: 9 miles south-west of Leeds
10 miles south-east of Bradford
Roads: A638, A644, M1 (junction 40), M62 (junction 25)
Rail: Dewsbury Railway Station
Air: Leeds Bradford Airport

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.

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Ancillary	301.97 sq m	(3,250 sq ft)	CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)	10 years from 2016 on a full repairing and insuring lease (2)	£44,325 (2)	2021 (2026)
First	Office/Ancillary	158.67 sq m	(1,708 sq ft)				
Second	Ancillary	93.83 sq m	(1,010 sq ft)				

Totals	554.47 sq m	(5,968 sq ft)	£44,325 (2)
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- (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 £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.

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