

Yorkshire Bank, 20/20A Albert Road Widnes, Cheshire WA8 6JG

lot 66

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 adjacent to the Green Oaks Shopping Centre

Rent
£35,000 per
annum
exclusive



On behalf of
Receivers



Location

Miles: 12 miles south-east of Liverpool
30 miles south-west of Manchester
Roads: A557, A561, M62, M57
Rail: Widnes Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is situated on the east side of pedestrianised Albert Road, immediately adjacent to the Green Oaks Shopping Centre which houses retailers including Morrisons, T J Hughes, Argos, Holland & Barrett, Peacocks and Ryman's. The Albert Square Shopping Centre is also close by housing retailers including WH Smith, Iceland, Poundworld, ggp Stores and Savers. Other nearby occupiers include Clarks, Thomson, B&M Bargains, Coral, Halifax and Santander Banks.

Description

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

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 3pm. Interested parties must register their details with the Auctioneers by 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	177.90 sq m (1,915 sq ft)	CLYDESDALE BANK PLC (1) t/a Yorkshire Bank	10 years from 01/06/2016 on a full repairing and insuring lease (2)	£35,000	31/05/2021 (31/05/2026)
Basement	Ancillary	90.67 sq m (976 sq ft)				
First	Ancillary	41.81 sq m (450 sq ft)				
Totals		310.38 sq m (3,341 sq ft)			£35,000	

- (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

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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