

# Yorkshire Bank, 46 High Street Stockton-on-Tees, County Durham TS18 1SB

lot 77

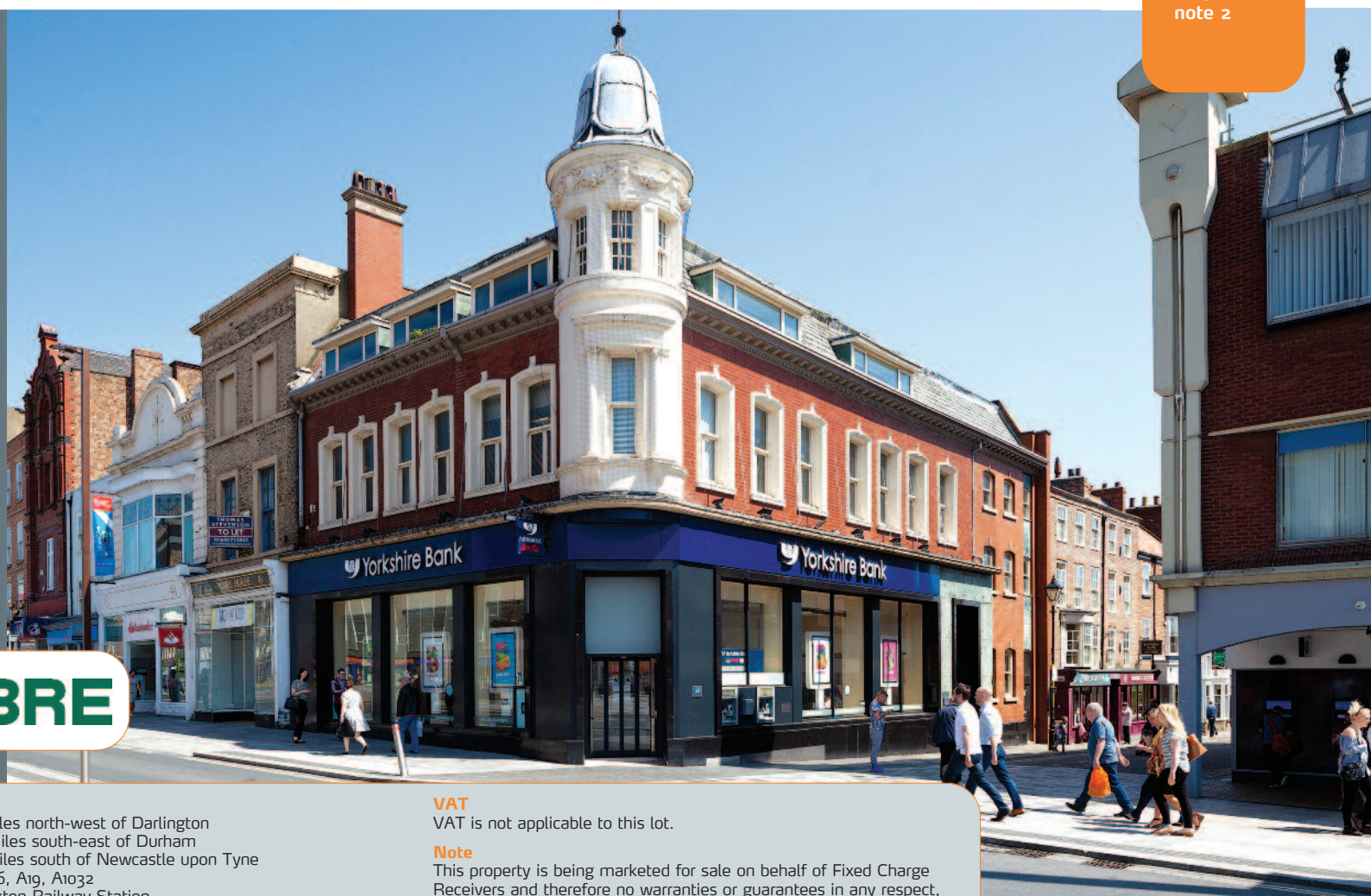
## Freehold Bank Investment

- 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
- Adjacent to Castlegate Shopping Centre which houses retailers including Peacocks, Specsavers, Boots the Chemist, Iceland and Poundland and Poundworld
- Prominent town centre corner location

Rent  
£43,250 per annum  
exclusive,  
subject to  
note 2

On behalf of  
Receivers

**CBRE**



## Location

Miles: 13 miles north-west of Darlington  
24 miles south-east of Durham  
35 miles south of Newcastle upon Tyne  
Roads: A1046, A19, A1032  
Rail: Stockton Railway Station  
Air: Durham Tees Valley International Airport

## Situation

The property occupies a prominent corner position fronting both High Street and Finkle Street. The property is adjacent to Castlegate Shopping Centre housing retailers including Peacocks, Specsavers, Boots the Chemist, Iceland and Poundland and Poundworld. Other nearby occupiers include NatWest, HSBC, New Look and River Island.

## Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors 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 30th June 2016 at 3.30 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	Banking Hall/Ancillary	306.20 sq m (3,296 sq ft)	<b>CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)</b>	10 years from 2016 on a full repairing and insuring lease (2)	£43,250 (2)	2021 (2026)
Basement	Ancillary	110.64 sq m (1,191 sq ft)				
First	Office/Ancillary	152.26 sq m (1,639 sq ft)				
Second	Ancillary	140.65 sq m (1,514 sq ft)				
<b>Totals</b>		<b>709.75 sq m (7,640 sq ft)</b>			<b>£43,250 (2)</b>	

- (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 £66,750 p.a.x. Terms have been agreed for a new 10 year lease at a rent of £43,250 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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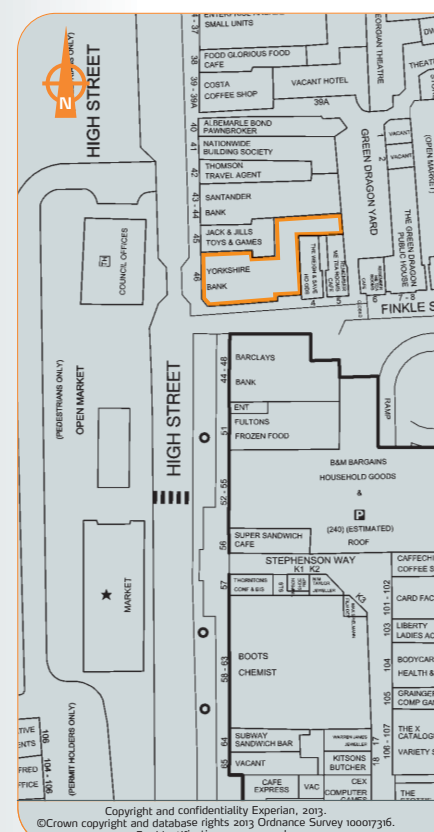
## Buyer's Legal Report Service

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

**DENTONS**

## Seller's Solicitors:

**Walker Morris LLP**  
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