

Yorkshire Bank, 79a and 81 Carlton Street Castleford, West Yorkshire WF10 1BW

lot 82

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

Rent
£47,500
per annum
exclusive



On behalf of
Receivers

CBRE

Location

Miles: 10 miles south-east of Leeds
20 miles south-west of York
Roads: M62, A1(M)
Rail: Castleford Railway Station
Air: Leeds Bradford Airport

Situation

The property is situated in the heart of the town centre on the south side of pedestrianised Carlton Street, the town's principal retailing thoroughfare. The Carlton Lanes Shopping Centre is close by housing retailers including Marks & Spencer, Boots the Chemist, Peacocks, JD Sports and New Look. Other nearby occupiers include Superdrug, Poundstretcher, Wilko, Halifax, Lloyds and HSBC banks.

Description

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

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 10.00am. 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	257.69 sq m (2,774 sq ft)	CLYDESDALE BANK PLC (1) t/a Yorkshire Bank	10 years from 12/05/2016 on a full repairing and insuring lease (2)	£47,500	12/05/2021 (11/05/2026)
First	Ancillary	177.16 sq m (1,907 sq ft)				
Second	Ancillary	117.05 sq m (1,260 sq ft)				
Totals		551.90 sq m (5,941 sq ft)			£47,500	

(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 12th 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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