

# Yorkshire Bank, 9 Yorkshire Street Rochdale, Lancashire OL16 1BH

lot 86

### 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
- Prominent location in the heart of Rochdale town centre

Rent £39,000 per annum exclusive, subject to note 2



On behalf of Receivers **CBRE**

### Location

Miles: 14 miles north of Manchester  
35 miles south-west of Leeds  
70 miles north-west of Sheffield  
Roads: A627, M66, M60, M62 (Junction 20)  
Rail: Rochdale Railway Station  
Air: Manchester Airport

### Situation

The property is prominently situated on the western side of Yorkshire Street, Rochdale's prime retail thoroughfare. The property is located close to Rochdale Exchange Shopping Centre that houses retailers including Boots the Chemist, B&M Bargains, River Island, WH Smith, Superdrug and Poundland. Other nearby occupiers include Marks & Spencer, JD Wetherspoon, and Santander and Barclays banks.

### 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 29th June 2016 at 12.15 p.m. Interested parties must register their details with the Auctioneers by 26th 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	302.80 sq m (3,259 sq ft)	<b>CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)</b>	10 years from 07/06/2016 on a full repairing and insuring lease (2)	£42,000	06/06/2021 (06/06/2026)
First	Ancillary	213.95 sq m (2,303 sq ft)				
<b>Totals</b>		<b>516.75 sq m (5,562 sq ft)</b>			<b>£42,000</b>	

- 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).
- The tenant is currently holding over on a 15 year lease from 5th October 1999 at a rent of £54,000 p.a.x. Terms have been agreed for a new 10 year lease at a rent of £39,000 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:  
**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**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

**Seller's Solicitors:**  
**Walker Morris LLP**  
Kings Court, 12 King Street, Leeds LS1 2HL.  
Tel: +44 (0)113 283 2656.  
Email: austin.judson@walkermorris.co.uk  
Ref: Austin Judson.

