

lot 40

# HSBC Bank, 64 High Street Newcastle-under-Lyme, Staffordshire ST5 1QN

Rent  
£70,000 per  
annum  
exclusive

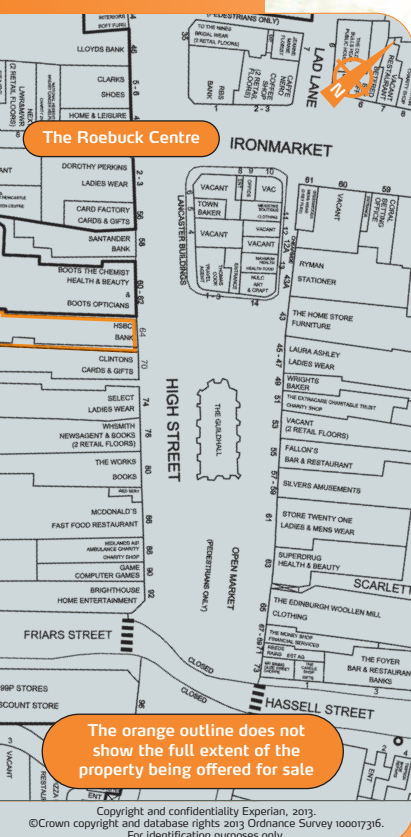
## Freehold Bank Investment

- Entirely let to HSBC Bank Plc
- Tenant did not exercise their September 2016 Break Option
- Prominent position on prime pedestrianised retail thoroughfare

- Tenant option to renew for an additional 15 years from expiry of the existing lease
- Nearby occupiers include Boots the Chemist, WH Smith, McDonald's, Superdrug, Laura Ashley and Caffè Nero



On Behalf of  
Receivers



## Location

Miles: 36 miles south of Manchester  
42 miles north of Birmingham  
Roads: A34, A50, A53, M6  
Rail: Stoke-on-Trent Railway Station  
Air: Manchester Airport

## Situation

Newcastle-under-Lyme is equidistant between Manchester and Birmingham and is just 2 miles east of the University of Keele. The property is prominently situated on the south side of the pedestrianised High Street adjacent to The Roebuck Centre, which houses retailers including Boots the Chemist, Argos, Iceland and Lloyds Bank. Other nearby occupiers include WH Smith, McDonald's, Superdrug, Laura Ashley and Caffè Nero.

## Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement, first and second floors. The third floor has restricted access and is not currently used.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## Six Week Completion

## Viewings

There will be a single block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant.	Term	Rent p.a.x.	Review/(Reversion)
Basement	Ancillary	78.22 sq m	(842 sq ft)	<b>HSBC BANK PLC (1)</b>	15 years from 28/09/2006 on a full repairing and insuring lease (2)	<b>£70,000</b>	28/09/2016 (27/09/2021)
Ground	Banking Hall /Ancillary	249.53 sq m	(2,686 sq ft)				
First	Ancillary	95.78 sq m	(1,031 sq ft)				
Second	Ancillary	88.81 sq m	(956 sq ft)				
Third		Not measured (Restricted access)					
<b>Totals</b>		<b>512.34 sq m</b>	<b>(5,515 sq ft)</b>			<b>£70,000</b>	

(1) For the year ending 31st December 2015, HSBC Bank PLC reported pre-tax profits of £2,969,000,000 and a total net worth of £30,486,000,000 (Source: Experian Group 03/08/2016).

(2) The lease is subject to a schedule of inclusion.

## 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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