

# Yorkshire Bank, 31/32 Blandford Street Sunderland, Tyne & Wear SR1 3JH

lot 107

## Freehold Bank Investment

- Entirely let to Clydesdale Bank Plc (t/a Yorkshire Bank)
- 5 year lease renewal (subject to option) at a re-based rent
- Tenant in occupation since at least 1999
- Pedestrianised City Centre location close to The Bridges Shopping Centre

Rent  
£51,200 per  
annum  
exclusive



On behalf of  
Receivers

**CBRE**

## Location

Miles: 13 miles south-east of Newcastle upon Tyne  
13 miles south-west of Durham  
Roads: A1018, A1231, A19, A1(M)  
Rail: Sunderland Railway Station  
Air: Newcastle Airport

## Situation

The property is prominently situated on the south side of the busy pedestrianised Blandford Street in the heart of the City Centre close to The Bridges Shopping Centre, which houses occupiers including Debenhams, TK Maxx, H&M and Next. Other nearby occupiers include Holland & Barrett, Home Bargains, Greggs, Poundstretcher and Peacocks.

## Description

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

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## 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. 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.	Reversion
Ground	Banking Hall/Ancillary	236.70 sq m (2,548 sq ft)	<b>CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)</b>	5 years from 13/07/2016 on a full repairing and insuring lease (2)	£51,200	(12/07/2021)
First	Ancillary	149.50 sq m (1,609 sq ft)				
Second	Ancillary	66.10 sq m (712 sq ft)				

**Totals** 452.30 sq m (4,869 sq ft) £51,200

- (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 July 2019, subject to six months prior written notice.

## 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

## 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, LS12 2HL  
Tel: +44 (0)113 283 2656  
Email: austin.judson@walkermorris.co.uk  
Ref: Austin Judson

