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

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

lot 68

### On behalf of Receivers

- 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
- Newcastle Airport Air:

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.

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

Freehold.

Totals

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Banking Hall/Ancillary Ancillary Ancillary		(1,609 sq ft)	CLYDESDALE BANK PLC (1) (t/a Yorkshire Bank)	5 years from 13/07/2016 on a full repairing and insuring lease (2)	£51,200	12/07/2021

VAT is not applicable to this lot. **Six Week Completion** 

personal liability.

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### 452.30 sq m (4,869 sq ft)

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.

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£51,200

hire Bank

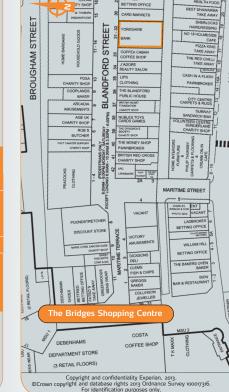
This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of

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

There will be a single block viewing for this property. Interested

identification on site. Please contact Will Moore. Email:

parties must register their details with the Auctioneers and provide



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The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk