

lot 43

58 High Street, Queensbury West Yorkshire BD13 2QL

Rent
£14,500
per annum
exclusive with
Outstanding
Rent Review
to be settled.
Notice served
at £24,000 per
annum exclusive

Freehold Bank Investment

- Let to Yorkshire Bank plc
- Car park to the rear
- Neighbouring occupiers include Rowlands Pharmacy, Quintessence and Bronte Estate Agents
- Outstanding rent review (Notice served at £24,000 pax)



Location

Miles: 4 miles north of Halifax
4 miles south-west of Bradford
15 miles west of Leeds
Roads: A644, A647, A629, M62, M606
Rail: Halifax Rail, Bradford Interchange Rail,
Bradford Forster Square Rail
Air: Birmingham International Airport,
Manchester International Airport

Situation

The property is situated on the High Street close to the junction with Chapel Street. Neighbouring occupiers include Rowlands Pharmacy, Quintessence and Bronte Estate Agents.

Description

The property comprises a BANKING HALL on the ground floor, OFFICE ACCOMMODATION on the first floor and ANCILLARY ACCOMMODATION on basement and second floors. The property benefits from a CAR PARK to the rear. There is also a DISUSED HOUSE along the rear boundary.

Tenure

Freehold

VAT

VAT is not applicable on this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Basement	Stores	14.8 sq m (159 sq ft)	YORKSHIRE BANK PLC (1)	15 years from 20/06/2000 on a full repairing and insuring lease	£14,500	20/06/2010 outstanding (2) (20/06/2015)
Ground	Banking Hall	142.1 sq m (1,530 sq ft)				
First	Ancillary	78.9 sq m (849 sq ft)				
Second	Ancillary (not currently used)	79.6 sq m (857 sq ft)				
Totals		315.4 sq m (3,395 sq ft)			£14,500	

(1) Yorkshire Bank plc has 188 retail branches trading in the UK and is a subsidiary of National Australia Bank Limited which in turn is a subsidiary of National Australia Group Europe Limited.

(2) As to the outstanding 20th June 2010 rent review, the seller served Notice proposing a new rent of £24,000 per annum exclusive.

For further details please contact:

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