

Lot 34

£140,000 per annum exclusive

Barclays Bank, 49/51 High Street, Skipton, North Yorkshire BD23 1DT

Freehold Bank Investment



Tenancy and accommodation

Lot 34

£140,000 per annum exclusive

Key Details

- Let to Barclays Bank Plc until 2026 (subject to option)
- Located adjacent to the Craven Court Shopping Centre
- Self-contained office accommodation on second floor
- Future residential potential
- Nearby occupiers include Boots, New Look and H Samuel

Location

Miles: 25 miles north-west of Leeds
27 miles north-east of Blackburn
41 miles west of York
Roads: A59, A629, A65
Rail: Skipton Rail
Air: Leeds Bradford Airport

Situation

Skipton is a popular market town in North Yorkshire, just south of the Yorkshire Dales. The property occupies a prominent position on High Street, adjacent to the Craven Court Shopping Centre which houses occupiers including H Samuel, Fat Face, Laura Ashley and Joules. Other nearby occupiers include Boots, New Look and Edinburgh Woolen Mill.

Description

The property comprises a ground floor banking hall with first floor office and ancillary accommodation and basement storage. The second floor provides self-contained office accommodation accessed via High Street. The property is Grade II Listed.

Tenure

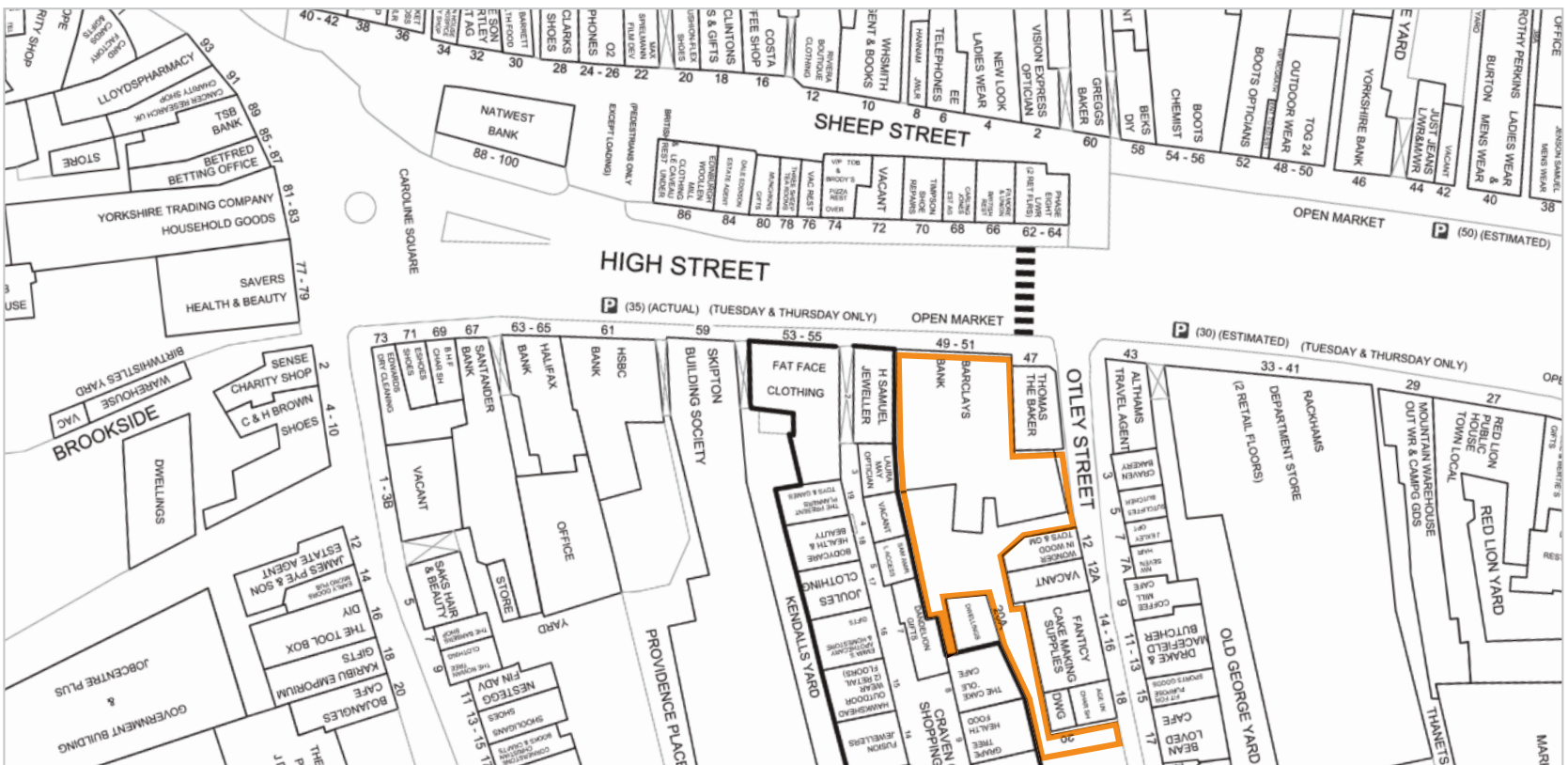
Freehold.

VAT

VAT is not applicable to this lot.

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall	477 sq m	(5,135 sq ft)	BARCLAYS BANK PLC (1)	20 years from 29/09/2006 (2)	£140,000	25/12/2019
Basement	Storage	47.1 sq m	(506 sq ft)				25/12/2024
First	Office/Ancillary	237 sq m	(2,550 sq ft)				(28/09/2026)
Second	Office	116.3 sq m	(1,251 sq ft)	VACANT POSSESSION (3)			
Total		877.4 sq m	(9,442 sq ft)			£140,000	

- (1) Barclays Bank Plc operates in over 40 countries, with over 130,000 employees worldwide (Source: www.home.barclays.com 09/06/2017). For the year ending 31st December 2016, Barclays Bank Plc reported pre-tax profits of £4,383,000,000 and a total net worth of £60,085,000,000 (Source: Experian Group: 09/06/2017).
 (2) The lease provides a tenant option to determine on 29/09/2021.
 (3) The office unit is currently being marketed to let at £8,000 per annum.



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Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Associate Auctioneer: Osborne King
David McClure
+44 (0)28 9027 0000
david.mcclure@osborneking.com

Seller's Solicitors: DWF (Northern Ireland) LLP
Donald Thompson
+44 (0)28 9027 0090
donald.thompson@dwf.law