

Lot 56

£75,000 per annum exclusive

6/7 Orchard Street,
Preston, Lancashire PR1 2EN
 Freehold Bank Investment



Key Details

- Let to Bank of Scotland Plc
- Neighbouring occupiers include Wilkinsons, Caffè Nero, Footlocker, William Hill and McDonald's
- Prominent town centre location

Location

Miles: 27 miles north-west of Manchester
 27 miles north-east of Liverpool

Roads: A59, A6, M55, M6

Rail: Preston Railway Station

Air: Blackpool International Airport, Manchester International Airport, Liverpool John Lennon Airport

Situation

Orchard Street is located in the heart of Preston city centre and within the pedestrianised retailing zone. Orchard Street benefits from being directly opposite the main entrance to the major St George's Shopping Centre. The property is prominently situated on the west side of Orchard Street, near to the junction with Friargate. Neighbouring occupiers include Wilkinsons, Caffè Nero, Footlocker, William Hill and McDonald's.

Description

The property comprises a ground floor banking hall with ancillary accommodation to the rear and two upper floors that provide additional office and ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/Ancillary	218.2 sq m (2,349 sq ft)	BANK OF SCOTLAND PLC	15 years from 10/11/2008 until 2023 on a full repairing and insuring lease	£75,000	10/11/18
First	Ancillary/Office	121.3 sq m (1,306 sq ft)				
Second	Ancillary/Office	79.9 sq m (860 sq ft)	(1)			
Total		419.4 sq m (4,515 sq ft)			£75,000	

(1) For the year ending 31st December 2016, Bank of Scotland Plc reported a pre-tax profit of £3,395,000,000 and a net worth of £13,338,000,000 (Source: Experian Group).



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