

Lot 30

£90,000 per annum
exclusive

193 High Street,
Northallerton, North Yorkshire DL7 8LJ

Prime Freehold Bank Investment



Tenancy and accommodation

Lot 30

£90,000 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	232.44 sq m (2,502 sq ft)	BARCLAYS	10 years from 29/09/2012 until 28/09/2022 on a full repairing and insuring lease	£90,000	29/09/2017
Basement	Ancillary	18.58 sq m (200 sq ft)	BANK PLC (1)			
First	Meetings Rooms/Offices	123.56 sq m (1,330 sq ft)				
Second	Staff/Ancillary	46.45 sq m (500 sq ft)				
Total		421.03 sq m (4,532 sq ft)			£90,000	

(1) 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 02/11/2017).

Key Details

- Let to Barclays Bank Plc
- Tenant in occupation for over 80 years (branch refurbished in 2014)
- First time on the market since 1999
- September 2017 Rent Review Outstanding
- Approximately 4,532 sq ft
- Prime trading location in attractive and affluent North Yorkshire market town - close to WHSmith, Boots the Chemist, Waterstones, Fat Face, Pandora and Betty's Tea Room
- VAT-free bank investment

Location

Miles: 24 miles north of Harrogate
31 miles north-west of York
Roads: A19, A167, A168, A1(M)
Rail: Northallerton Railway Station
Air: Leeds Bradford Airport

Situation

Northallerton lies in the Vale of Mowbray and serves as the county town of North Yorkshire. The property is situated in a prime trading position on the western side of High Street, Northallerton's principal retailing thoroughfare. Nearby occupiers include WHSmith, Superdrug, Boots the Chemist, Costa, Pandora, Fat Face, Caffè Nero and Superdrug. High Street provides car parking for over 70 cars.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the basement and second floors and offices and customer meeting rooms on the first floor. There is car parking for 12 cars to the rear, used by Barclays customers.

Tenure

Freehold.

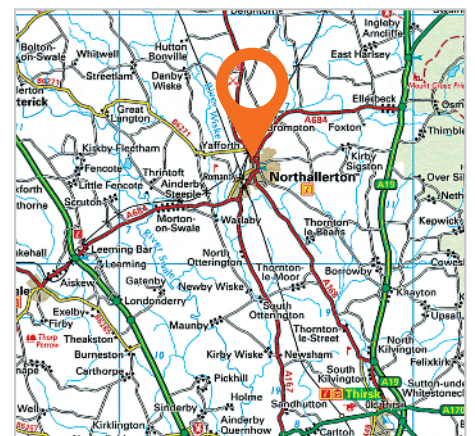
VAT

VAT is not applicable to this lot.

Viewings

There will be a block viewing for this property on Wednesday 29th November at 11am. Interested parties must register their details with the Auctioneers by Friday 24th November. Please contact George Watkins. Telephone: +44 (0)20 7034 4861.

Six Week Completion



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