

Lot 18

£107,500 per annum exclusive

Lloyds Bank, 58 Yorkshire Street,
Rochdale, Greater Manchester OL16 1JP
Freehold Bank Investment



Tenancy and accommodation

Lot 18

£107,500 per annum
exclusive

Key Details

- Let to Lloyds Bank Plc until August 2023 (no breaks)
- Store relocated within Rochdale to this pitch in 2013
- Prime pedestrianised pitch diagonally opposite The Rochdale Exchange Shopping Centre and adjacent to The Wheatsheaf Shopping Centre
- Nearby occupiers include Marks & Spencer (immediately adjacent), Costa, B&M Bargains, Boots and Vodafone

On the Instructions of a Major Plc

Location

Miles: 14 miles north of Manchester
35 miles south-west of Leeds
70 miles north-west of Sheffield
Roads: A627, M66, M60, M62 (Junction 20)
Rail: Rochdale Rail. Tram: Manchester Metrolink
Air: Manchester Airport

Situation

The property is prominently situated on the eastern side of Yorkshire Street, Rochdale's prime pedestrianised retail thoroughfare. Marks & Spencer is immediately adjacent, with the Rochdale Exchange Shopping Centre diagonally opposite housing occupiers including Costa, B&M Bargains, Boots and Vodafone. Other nearby occupiers include Wilko, JD Sports and Poundworld. The property also benefits from side elevation onto Bell Street which leads south to Rochdale Market and Rochdale's Transport Interchange.

Description

The property comprises a ground floor retail unit with office/ancillary accommodation towards the rear and further ancillary accommodation on basement and first floor levels. The property benefits from a side elevation fronting Bell Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

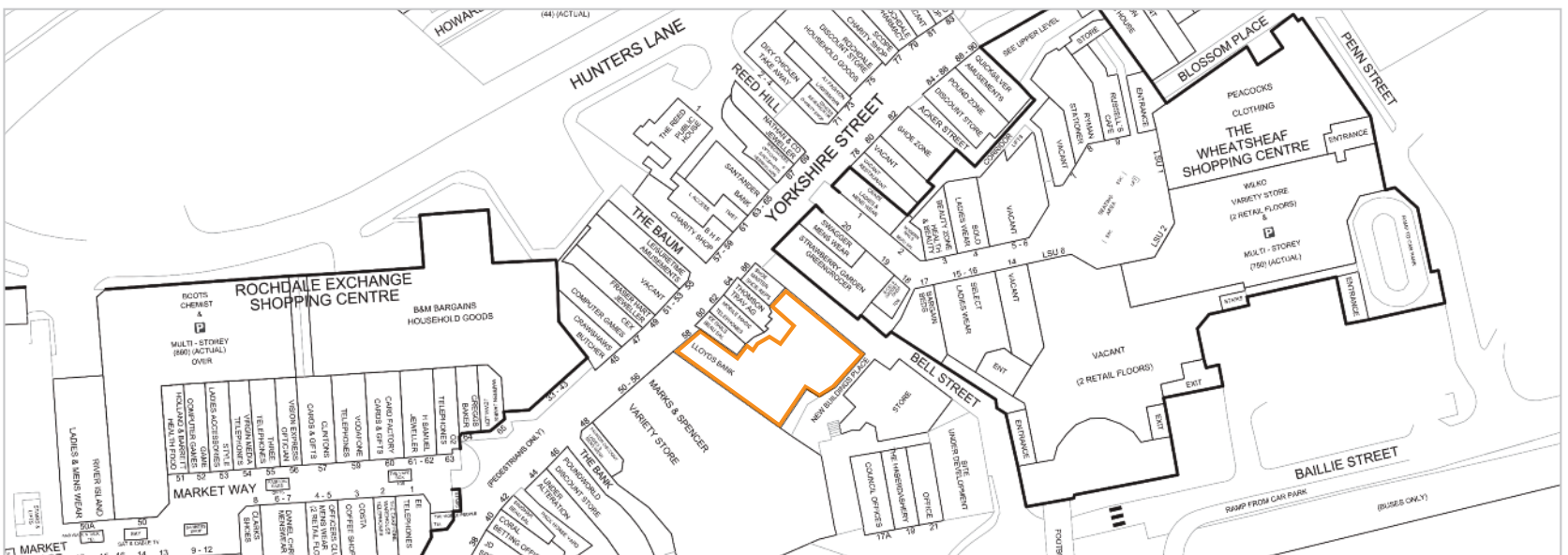
Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	595.1 sq m	(6,406 sq ft)	LLOYDS BANK PLC	10 years from 12/08/2013 until 11/08/2023	£107,500	12/08/2018
Basement	Ancillary	542.1 sq m	(5,835 sq ft)	(1)			
First	Ancillary	122.4 sq m	(1,318 sq ft)				
Total		1,259.6 sq m	(13,559 sq ft)			£107,500	

(1) For the year ending 31st December 2016, Lloyds Bank Plc reported a pre-tax profits of £1,977,000,000 and a total net worth of £49,326,000,000 (Source: Experian Group 11/01/2018). Lloyds Bank relocated from 17 Yorkshire Street, Rochdale in 2013 to the subject property.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts if you would be interested in viewing. Email: georgina.roberts@acuitus.co.uk Telephone: +44 (0)20 7034 4863.



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