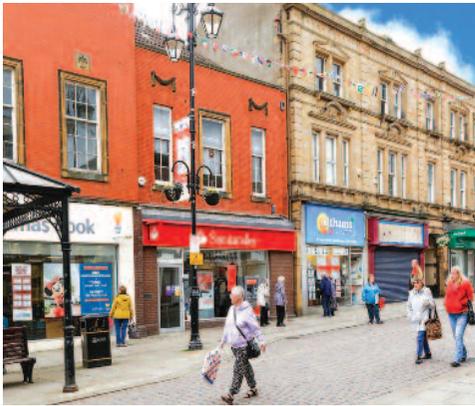


# Lot 70

£33,500 per annum exclusive

## 91 Queen Street, Morley, Leeds LS27 8EF

Freehold Bank Investment



### Key Details

- Let to Santander Plc until 2023
- Pedestrianised town centre location
- Approximately 5 miles from Leeds City Centre
- Neighbouring occupiers include Boots Pharmacy, Card Factory, Ladbrokes, Greggs and Morrisons

### Location

**Miles:** 5 miles south-west of Leeds city centre  
8 miles south-east of Bradford  
29 miles south-west of York

**Roads:** A643, M62 (Junction 27), M621 (Junction 27)

**Rail:** Morley Railway Station

**Air:** Leeds Bradford Airport

### Situation

The property is prominently located in the town centre, on the east side of the pedestrianised Queen Street. Neighbouring occupiers include Boots Pharmacy, Card Factory, Ladbrokes, Greggs and Morrisons.

### Description

The property comprises banking accommodation on the ground floor and ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

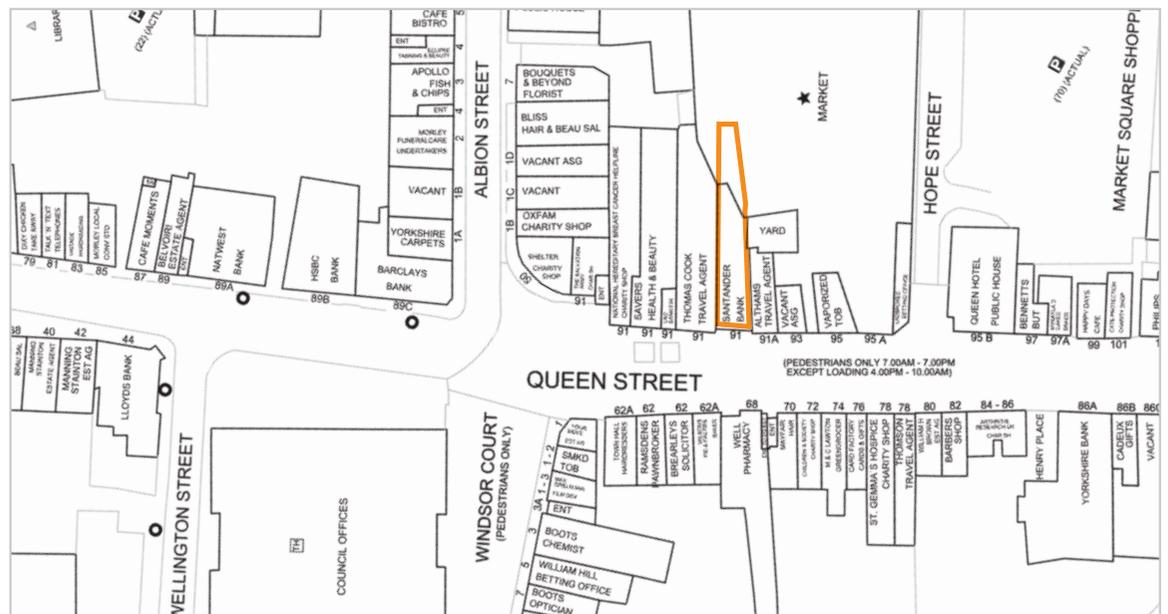
VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	108.22 sq m (1,165 sq ft)	SANTANDER	15 years from 30/06/2008 on a full repairing and insuring lease	£33,500	29/06/2023
First	Ancillary	132.84 sq m (1,430 sq ft)	PLC (1)			
<b>Total</b>		<b>241.06 sq m (2,595 sq ft)</b>			<b>£33,500</b>	

(1) For the year ending 31st March 2017, Santander Plc reported a turnover of £1,222,000,000, a pre-tax profit of £1,817,000,000 and a total net worth of £14,311,000,000 (Source: Experian Group 20/4/2018).



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