

Bank House, 82 Church Street, Eccles, Greater Manchester M30 0DA

Freehold Bank/Residential Investment

Lot 78

£29,000 p.a.x. (gross)
£28,970 p.a.x. (net)



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|---------------------|-------------------------------|---|--------------------------------|--|----------------|--|
| Ground Part First | Banking Hall Office/Ancillary | 222.30 sq m (2,393 sq ft) 49.30 sq m (531 sq ft) | ROYAL BANK OF SCOTLAND PLC (1) | 20 years from 09/06/2005 until 23/06/2025 | £29,000 | Minimum increase to £31,175 p.a.x. on 01/06/2020 |
| Part First & Second | Residential | Not measured | SNAPCO 5 LIMITED | 250 years from 26/05/2016 until 25/05/2266 | Peppercorn | - |
| Total | | 271.60 sq m (2,924 sq ft) | | | £29,000 | |

(1) www.rbs.com
N.B. The areas stated have been provided by the Valuation Office Agency (VOA).

Key Details

- Ground and part first floor let to Royal Bank of Scotland Plc until 2025 (no breaks)
- Minimum increase to £31,175 p.a.x. in 2020
- Prominent pedestrianised town centre location
- Adjacent to Eccles Shopping Centre and opposite the town's bus station
- Nearby occupiers include Morrisons, Wilko, Boots, Specsavers and Greggs

Location

Miles: 4 miles west of Manchester city centre
Roads: M602, M60, M62
Rail: Eccles Railway Station
Air: Manchester Airport

Situation

The property is situated in a highly prominent position on pedestrianised Church Street, opposite the town's busy bus station, a Morrisons supermarket and a large public car park. Additionally, the property benefits from being adjacent to Eccles Shopping Centre, which houses occupiers including Wilko, Boots, Specsavers, Greggs, Peacocks and Bonmarché.

Description

The property comprises a ground floor banking hall with part first floor ancillary accommodation. Additionally, there is self-contained residential accommodation on part first and second floors which has been let on a long lease.

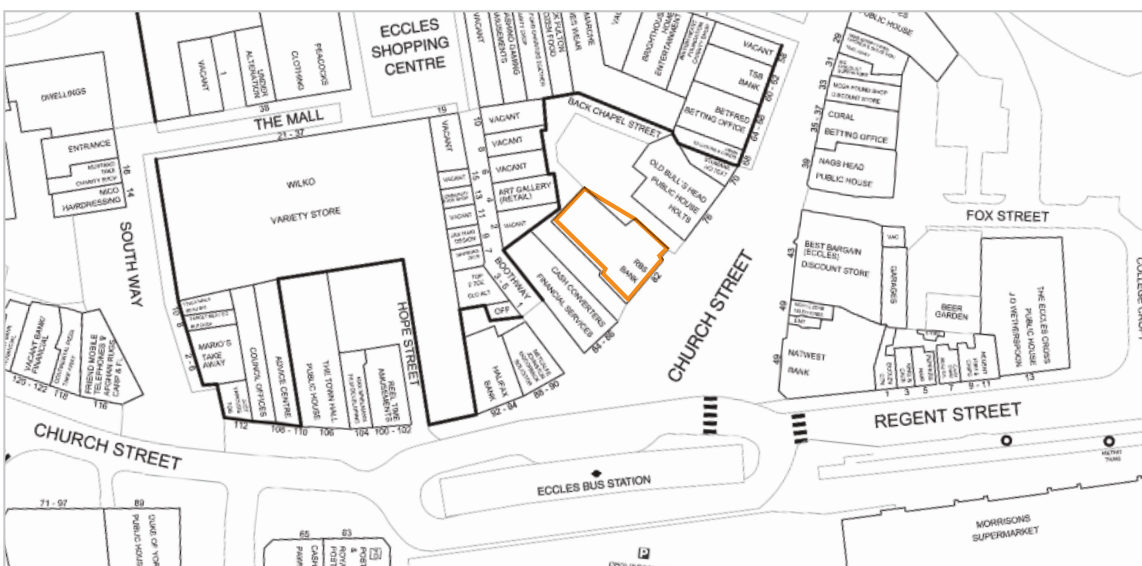
Tenure

Freehold and part Virtual Freehold. Part of the property is held on a 999 year lease from 26/08/1851 at a rent of £30 per annum.

VAT

VAT is applicable to this lot.

Six Week Completion



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