

Lot 69

£29,000 per annum
exclusive

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

Freehold Bank Investment



Key Details

- Ground and part first floor let to Royal Bank of Scotland Plc until 2025 (no breaks) (1)
- 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 not applicable to this lot.

Six Week Completion

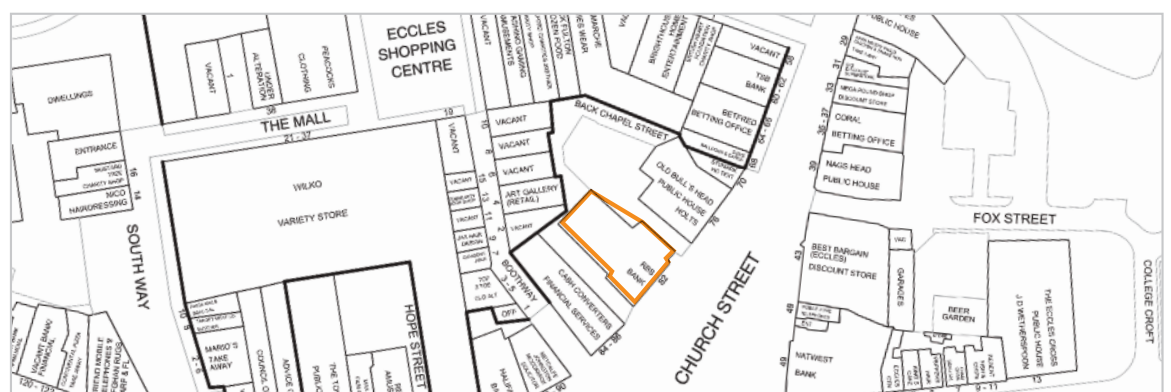
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor Areas (Approx)	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground Part First	Banking Hall Staff/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) The branch is scheduled to close in November 2018. Please see <https://personal.rbs.co.uk/personal/ways-to-bank-EW/branch-closures-EW.html>
N.B. The areas stated have been provided by the Valuation Office Agency (VOA).



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