

# Lloyds Bank, School Road, Sale, Cheshire M33 7XE

Freehold Bank Investment

**Lot 21**

£60,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	239.82 sq m (2,581 sq ft)	LLOYDS BANK	10 years from 29/09/2013 on a full repairing and insuring lease	£60,000	28/09/2023
First	Ancillary	171.11 sq m (1,842 sq ft)	PLC (1)			
Second	Ancillary	132.40 sq m (1,425 sq ft)				
Basement	Ancillary	136.10 sq m (1,465 sq ft)				
<b>Totals</b>		<b>679.43 sq m (7,313 sq ft)</b>			<b>£60,000</b>	

(1) For the year ending 31st December 2017, Lloyds Bank Plc (CRN 00002065) reported pre-tax profits of £5,035,000,000 and a total net worth of £47,675,000,000 (Source: Experian Group 12/12/2018).

## Key Details

- Let to Lloyds Bank Plc
- 2018 break option NOT exercised
- Town centre location directly opposite The Square Shopping Centre
- Neighbouring occupiers include Boots, Holland & Barrett, Vodafone, Santander, Caffè Nero, Greggs, Aldi and Costa

## On behalf of executors

### Location

Miles: 5 miles south-west of Manchester  
Roads: A56, M60 (Junction 7), M6, M56, M62  
Rail: Sale Metrolink Station  
Air: Manchester Airport

### Situation

Sale is a prosperous Manchester commuter town situated 5 miles south-west of Manchester city centre, supported by the M60 Motorway and Manchester Metrolink. The property is situated in the heart of the town centre, directly opposite The Square Shopping Centre, in a prominent corner position at the junction of School Road and Claremont Road. Neighbouring occupiers include Boots, Holland & Barrett, Vodafone, Santander, Caffè Nero, Greggs, Aldi and Costa.

### Description

The property comprises a substantial double fronted corner retail unit comprising a banking hall and first, second and basement ancillary accommodation. The property benefits from car parking at the rear and from side access from Claremont Road.

### Tenure

Freehold.

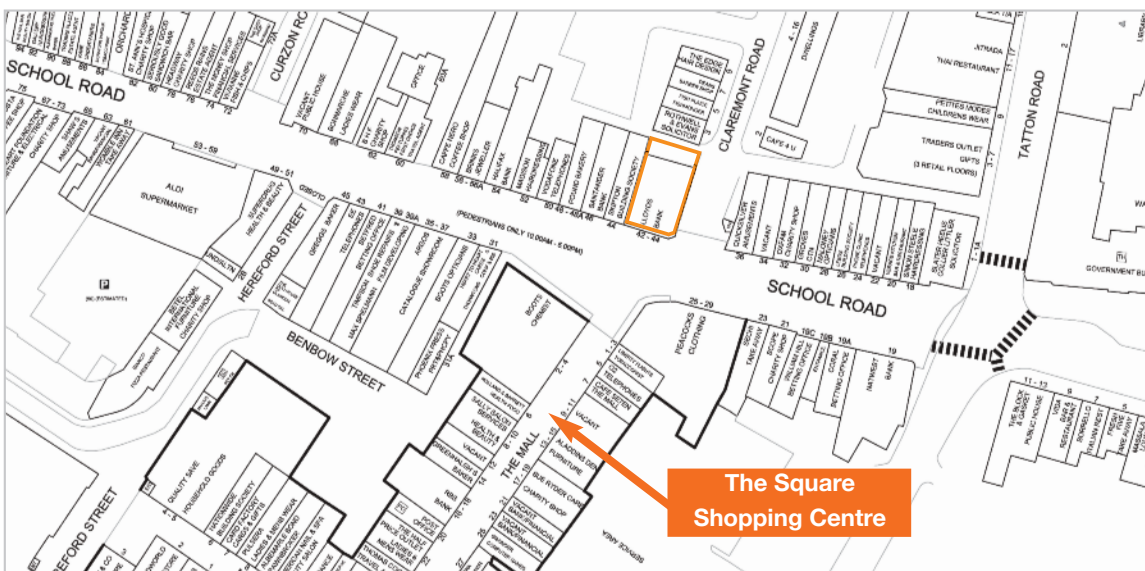
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
John Mehtab  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: BBS Law Ltd**  
Daniel Berger  
+44 (0)161 832 2500  
daniel@bbslaw.co.uk