

# Lot 21

£140,000 per annum  
exclusive & vacant  
second floor

49/51 High Street,  
**Skipton, North Yorkshire BD23 1DT**

Freehold Bank Investment & Residential Development Opportunity





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	477.0 sq m	(5,134 sq ft)	BARCLAYS BANK	20 years from 29/09/2006 (3)	£140,000	25/12/2019
Basement	Storage	47.1 sq m	(507 sq ft)	PLC (2)			5 yearly
First	Office/Ancillary	237.0 sq m	(2,551 sq ft)				
	Sub Total	761.1 sq m	(8,192 sq ft)				
Second		116.3 sq m	(1,252 sq ft)	VACANT (1)			
<b>Total</b>		<b>877.4 sq m</b>	<b>(9,444 sq ft)</b>			<b>£140,000</b>	

- (1) The vacant second floor was granted planning consent (2018/19420/FUL) on 1st August 2018 for conversion to 2 x 1 bedroom flats. Craven District Council [www.cravencdc.gov.uk](http://www.cravencdc.gov.uk)
- (2) For the year ending 31st December 2018, Barclays Bank Plc did not report a turnover, but did report pre-tax profits of £1,286,000,000 and a total net worth of £46,382,000,000 (Source: Experian Group: 13/01/2020).
- (3) The option to determine on 29/09/2021 has been removed in exchange for a 12 month rent free period which expired in 2019.



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### Key Details

- Attractive Grade II listed bank
- Majority let to Barclays Bank Plc on a lease expiring 2026
- Planning Permission for two flats on vacant 2nd floor (1)
- Adjacent to Craven Court Shopping Centre
- VAT-free investment

On Behalf of **PRAXIS**

### Location

**Miles:** 25 miles north-west of Leeds  
27 miles north-east of Blackburn  
41 miles west of York

**Roads:** A59, A629, A65

**Rail:** Skipton Rail

**Air:** Leeds Bradford Airport

### Situation

Skipton is a popular market town in North Yorkshire, just south of the Yorkshire Dales. The property occupies a prominent position on High Street, adjacent to the Craven Court Shopping Centre which houses occupiers including H Samuel, Fat Face, Laura Ashley and Joules. Other nearby occupiers include Boots, Greggs, Costa, HSBC, The Works, Skipton Building Society and Edinburgh Woolen Mill.

### Description

The property comprises a ground floor banking hall with first floor office and ancillary accommodation and basement storage. The second floor provides self-contained office accommodation accessed via High Street. The property is Grade II listed.

### Tenure

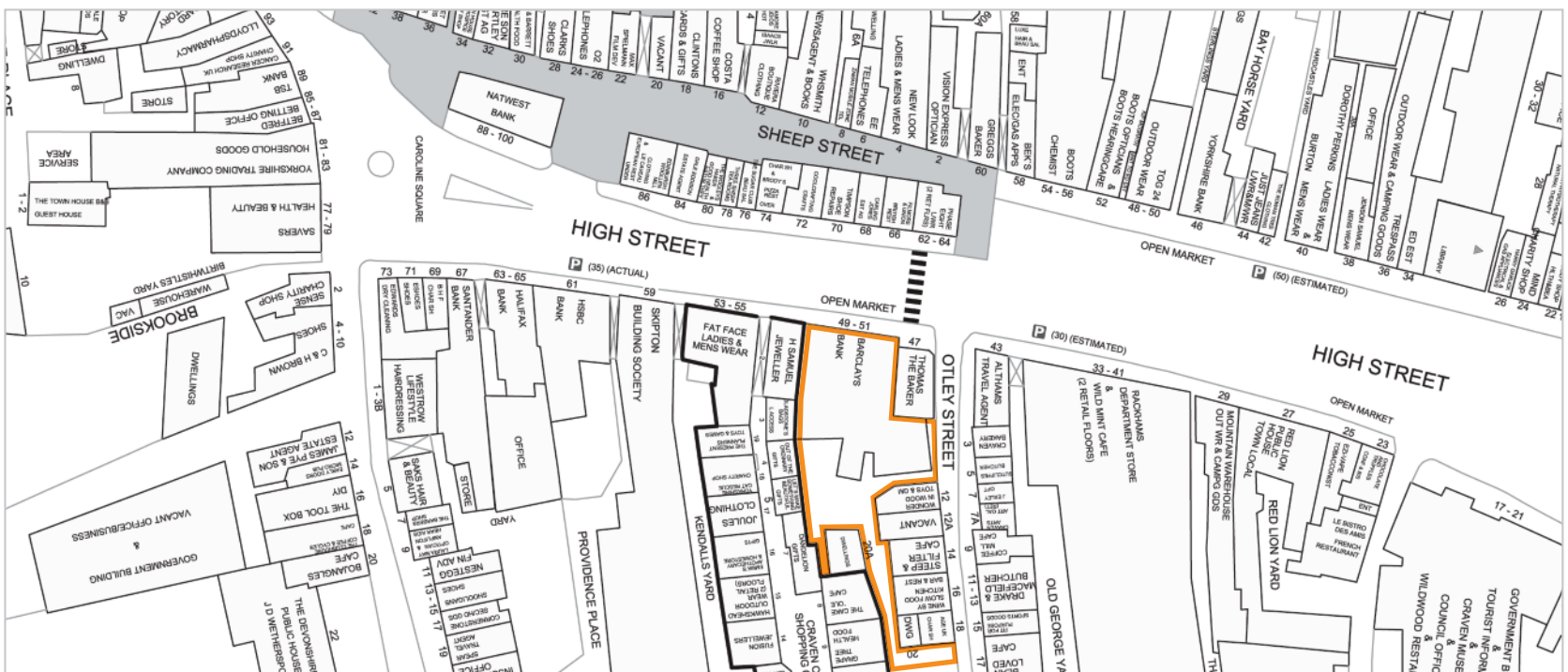
Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Band D. See legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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