

Lot 2

£30,000 Per Annum
Exclusive

54 North Street, Keighley, West Yorkshire BD21 3SJ Freehold Bank Investment



Key Details

- Let to Lloyds Bank Plc by way of recently extended lease
- 10 year lease from June 2019 (subject to option)
- Approximately 284.28 sq m (3,060 sq ft)
- Prominent and busy corner location
- Adjacent to Airedale Shopping Centre and opposite Barclays, NatWest and Yorkshire Banks
- VAT-free Bank Investment

Location

Miles: 11 miles north-west of Bradford
20 miles north-west of Leeds
26 miles south-west of Harrogate

Roads: A629, A650, M65

Rail: Keighley

Air: Leeds Bradford Airport

Situation

Keighley is a busy West Yorkshire town located 11 miles north-west of Bradford. The property is located in a prominent corner position on North Street, at its junction with Bow Street in the heart of the town centre. The property is located next to Airedale Shopping Centre with occupiers including Holland & Barrett, Farmfoods and Superdrug, and is located opposite other major banks including Barclays, NatWest and Yorkshire Banks.

Description

The property comprises a three storey building, arranged as a ground floor banking hall with ancillary accommodation on the basement and first floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/ Ancillary	195.28 sq m (2,102 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2019 until 23/06/2029 (2) on a full repairing and insuring lease	£30,000	24/06/2024
Basement First	Ancillary Ancillary	62.80 sq m (676 sq ft) 26.20 sq m (282 sq ft)				
Total		284.28 sq m (3,060 sq ft)			£30,000	

(1) For the year ending 31st December 2018 Lloyds Bank Plc reported a pre-tax profit of £4,929,000,000 and shareholder funds of £40,280,000,000 (source: SmartSearch 03/06/2020).

(2) The lease is subject to a tenant option to determine on 23/06/2024.



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