

# Lot 11

£70,000 Per Annum  
Exclusive

## 14 Newborough & 40 St Nicholas Street, Scarborough, North Yorkshire YO11 2HF

### Freehold Bank Investment



#### Key Details

- Entirely let to Barclays Bank Plc
- Lease expires April 2026
- 2021 break option not exercised
- Approximately 5,411 sq ft over 5 floors
- VAT-free Bank Investment
- Prominent corner position in the heart of the town centre
- Nearby occupiers include Marks & Spencer, TK Maxx and Heron Food

#### On Behalf of Joint LPA Receivers

##### Location

Miles: 18 miles south of Whitby  
40 miles east of York

Roads: A64, A165, A170

Rail: Scarborough

Air: Leeds/Bradford Airport

##### Situation

Scarborough is a popular seaside town in North Yorkshire, approximately 18 miles south of Whitby and 40 miles east of York. The property is located in a prominent town centre corner position on the junction of St Nicholas Street and the pedestrianised Newborough. The property is a short walk to South Bay beach with nearby occupiers including Marks & Spencer, TK Maxx and Heron Food.

##### Description

The property comprises a five storey building arranged as a ground floor banking hall, with further bank and office accommodation on the first floor, second, and third floor. The property benefits from two entrances to the ground floor, from both Newborough and St Nicholas Street. A number of tenant improvements have taken place to the banking hall.

##### Tenure

Freehold.

##### VAT

VAT is not applicable to this lot.

##### Six Week Completion Available

##### Energy Performance Certificate

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

### Tenancy and accommodation

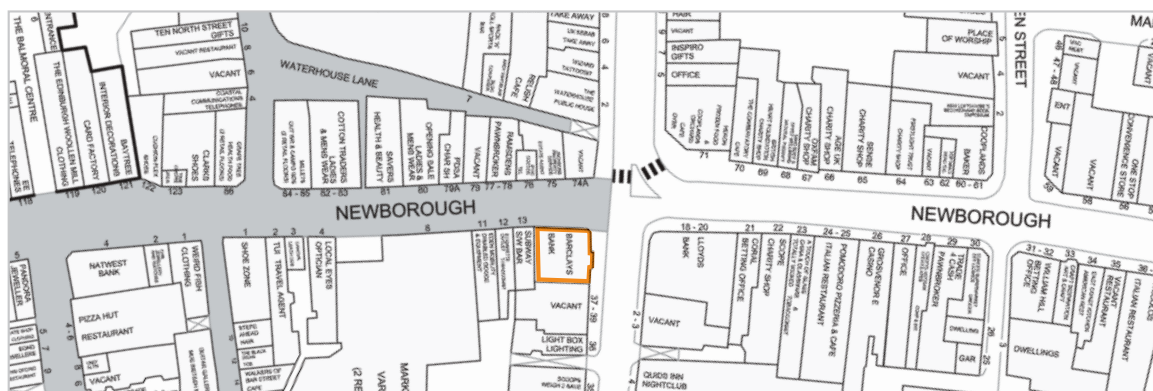
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Banking Hall/Office	130.10 sq m (1,400 sq ft)	BARCLAYS BANK PLC (1)	20 years from 28/04/2006 until 27/04/2026 on a full repairing and insuring lease (2)	£70,000
First	Banking/Office	118.70 sq m (1,277 sq ft)			
Second	Office	97.10 sq m (1,045 sq ft)			
Third	Ancillary	94.80 sq m (1,021 sq ft)			
Basement	Ancillary	62.10 sq m (668 sq ft)			
<b>Total</b>		<b>502.80 sq m (5,411 sq ft)</b>			<b>£70,000</b>

(1) In the latest annual report, Barclays Bank PLC reported a group income of £21,600,000,000 and group pre-tax profits of £6,200,000,000 ([www.home.barclays](http://www.home.barclays)).

(2) The lease is drawn on FRI terms, subject to a Schedule of Condition.

#### Note

This property is being marketed for sale by the Company acting by the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting as agents of the Company in respect of this sale without personal liability.



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

#### Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Acuitus

George Goucher

+44 (0)20 7034 4860

+44 (0)7513 610 710

[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

#### Associate Auctioneer

Georgie Roberts

Knight Frank LLP

+44 (0)20 3967 7107

[georgie.roberts@knightfrank.com](mailto:georgie.roberts@knightfrank.com)



#### Seller's Solicitors:

Shakespeare Martineau LLP

Meriel O'Loughlin

+44 (0)121 237 3063

[Meriel.O'Loughlin@shma.co.uk](mailto:Meriel.O'Loughlin@shma.co.uk)