

# Lot 21

£107,500 Per Annum  
Exclusive

## Lloyds Bank, 58 Yorkshire Street, Rochdale, Greater Manchester OL16 1JP Pedestrianised Town Centre Freehold Bank Investment



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	595.1 sq m	(6,406 sq ft)	Lloyds Bank PLC	Term of years from 12/08/2013 until 11/08/2028 (2)	£107,500	11/08/2023 (11/08/2028)
Basement	Ancillary	542.1 sq m	(5,835 sq ft)	(1)			
First	Ancillary	122.4 sq m	(1,318 sq ft)				
<b>Total</b>		<b>1,259.6 sq m</b>	<b>(13,559 sq ft)</b>			<b>£107,500</b>	

(1) For the year ending 31st December 2019, Lloyds Bank Plc reported a turnover of £21,664,000,000, a pre-tax profit of £3,474,000,000 and a total net worth of £34,585,000,000 (Source: NorthRow 25/02/2021) Lloyds Bank relocated from 17 Yorkshire Street, Rochdale in 2013 to the subject property.

(2) The 10 year lease from 12/08/2013 was extended in 2020 to expire on 11/08/2028.

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### Key Details

- Let to Lloyds Bank Plc on a recently extended lease expiring August 2028 (NO BREAKS)
- Comprises over 13,000 sq ft
- Store relocated within Rochdale to this pitch in 2013
- Prime pedestrianised pitch diagonally opposite The Rochdale Exchange Shopping Centre and adjacent to The Wheatsheaf Shopping Centre with Rochdale Riverside Centre to the rear
- Nearby occupiers include Santander, Costa, B&M Bargains, Boots, O2 and Vodafone

### Location

**Miles:** 14 miles north of Manchester  
35 miles south-west of Leeds  
70 miles north-west of Sheffield

**Roads:** A627, M66, M60, M62 (Junction 20)

**Rail:** Rochdale Rail. Tram: Manchester Metrolink

**Air:** Manchester Airport

### Situation

The property is prominently situated on the eastern side of Yorkshire Street, Rochdale's prime pedestrianised retail thoroughfare. The Rochdale Exchange Shopping Centre is diagonally opposite housing occupiers including Costa, B&M Bargains, Boots and Vodafone. Other nearby occupiers include Santander, Specsavers & O2. The property also benefits from side elevation onto Bell Street (3) which leads south to the Rochdale Riverside Centre, part of a £250 million town centre regeneration program together with car parking and cinema. Occupiers in Rochdale Riverside include Greggs, Superdrug, Next & Boots.

### Description

The property comprises a ground floor retail unit with office/ancillary accommodation towards the rear and further ancillary accommodation on basement and first floor levels. The property benefits from a side elevation fronting Bell Street

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Rochdale Borough Council - [www.rochdale.gov.uk](http://www.rochdale.gov.uk)

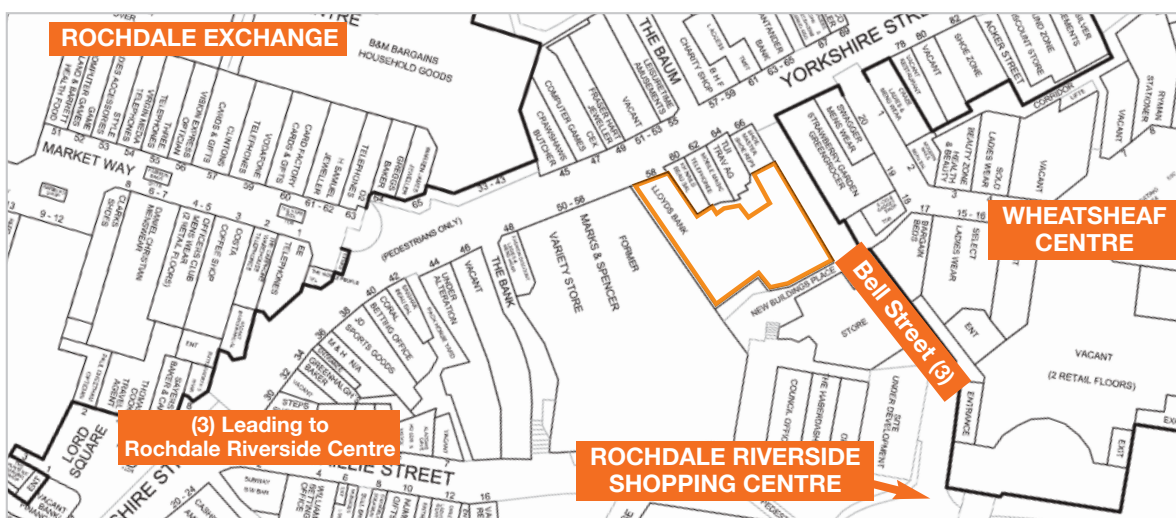
### Six Week Completion

### Energy Performance Certificate

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



New Rochdale Riverside



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