

Lot 46

£12,200 Per Annum
Exclusive and vacant
upper floors

12 Northgate, Dewsbury, West Yorkshire WF13 1DT Freehold Bank Investment on a New 5 year lease & Vacant upper floors (1)



Key Details

- Ground Floor let to Santander UK PLC on a new 5 year lease (NO Breaks)
- Bank lease renewal from 25th December 2020
- VAT-free Investment
- Potential development opportunity of the vacant upper floors (1)

On Instructions of a Major Property Company

Location

Miles: 9 miles south-west of Leeds
10 miles south-east of Bradford

Roads: A638, A644, M1 (junction 40), M62 (junction 25)

Rail: Dewsbury Railway Station

Air: Leeds Bradford Airport

Situation

The property is prominently situated in the heart of the town centre on Northgate close to its junction to Corporation Street and near to Market Place. Nearby occupiers include NatWest, HSBC, William H Brown and Lloyds.

Description

The property comprises a ground floor bank. (1) The vacant upper floors, which are in poor condition, are separately accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

There will be no internal viewings of the Bank due to Covid-19. Access to the upper floors, please email: alexander.auterac@acuitus.co.uk

Tenancy and accommodation

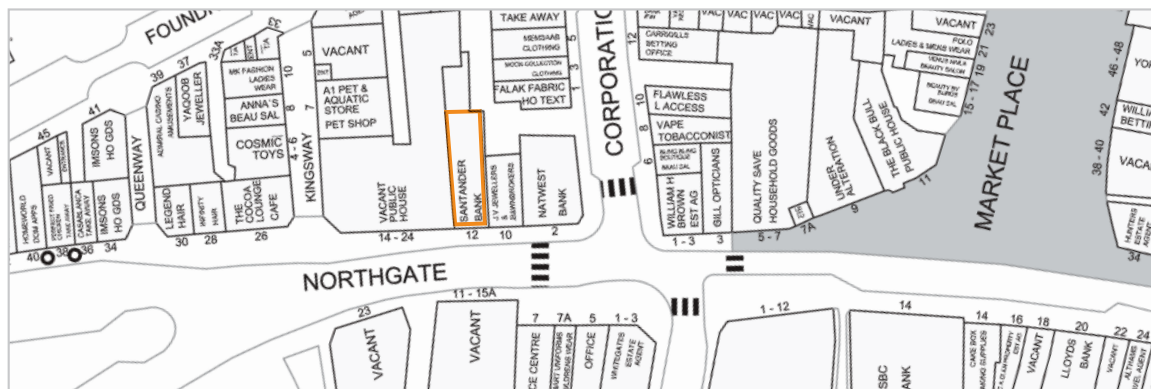
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking	104.54 sq m (1,125 sq ft)	SANTANDER UK PLC (1)	5 years from 25/12/2020 (2)	£12,200	(24/12/2025)
Basement	Ancillary	66 sq m (710 sq ft)				
Part First	Office	12.01 sq m (129 sq ft)				
Part First & Second		336 sq m (3,617 sq ft)	VACANT			
Total		518.55 sq m (5,581 sq ft)			£12,200	

(1) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).

(2) Please note this branch is on Santander's bank closure list announced on 26 March 2021.

Planning

(1) 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 www.kirklees.gov.uk



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