

Lot 48

£36,200 Per Annum
Exclusive

59/61 Station Road, Crossgates, Leeds, West Yorkshire LS15 8DT

Freehold Bank on a New 5 year lease & Retail Investment



Key Details

- Prominent Bank & Retail unit
- Part let to Santander UK PLC on a new 5 year lease (NO Breaks)
- Bank lease renewal from 25th December 2020
- VAT-free Investment

On Instructions of a Major Property Company

Location

Miles: 4 miles east of Leeds city centre
10 miles southwest of Wetherby
Roads: A6120, A64, M1
Rail: Leeds Railway
Air: Leeds Bradford Airport

Situation

Cross Gates is a predominately residential suburb, 4 miles east of Leeds City Centre, 10 miles south of Wetherby and 2 miles north of the M1. The property is located in the town centre on Station Road close to its junction with Cross Gates Road and near to Cross Gates Shopping centre. Occupiers nearby include NatWest, Lloyds and a number of local retailers.

Description

The property comprises two units, a ground floor bank with first floor ancillary accommodation together with a ground floor shop. The property benefits from a rear yard.

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 property due to Covid-19.

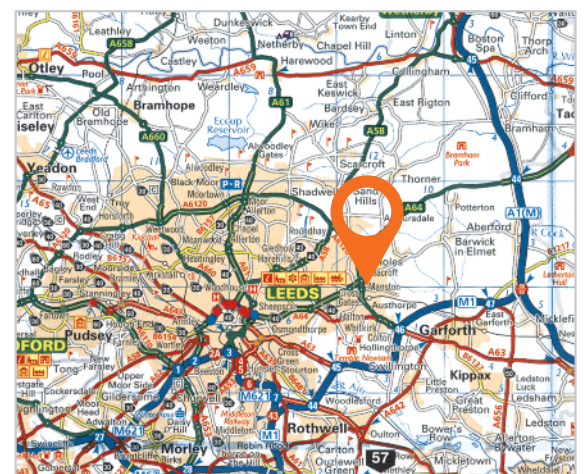
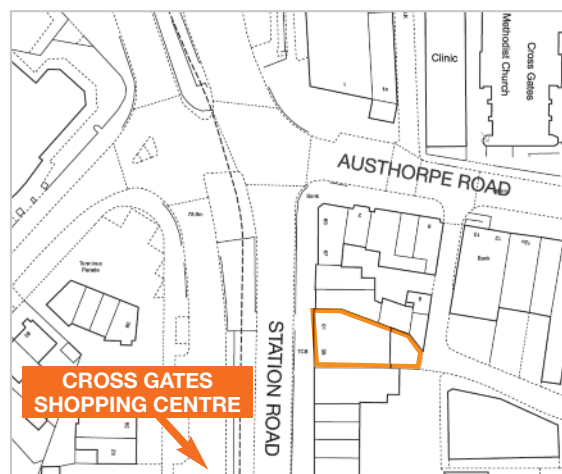
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
No.61. Ground	Banking	93.51 sq m (1,006 sq ft)	SANTANDER UK	5 years from 25/12/2020	£22,200	(24/12/2025)
No.61. First	Ancillary	108.75 sq m (1,170 sq ft)	PLC (1) (2)			
No.59. Ground	Retail	61.90 sq m (665 sq ft)	INDIVIDUAL t/a Clearance Outlet	Tenancy at Will	£14,000	
Total		264.16 sq m (2,843 sq ft)			£36,200	

- (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

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.leeds.gov.uk



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