

6 WEEK COMPLETION



SITUATION

Located in the prominent retail position at the junction with Bellhouse Road, close to a **Lloyds Pharmacy** and amongst such other multiples as **NatWest, William Hill, Fulton Foods, Greggs, Betfred** and **Co-Op Food** in this busy retail centre some 2 ½ miles north of Sheffield city centre. Sheffield is a busy industrial city, famous for its steel, which lies some 37 miles north of Nottingham on the M1 (Junctions 32 to 36).

ACCOMMODATION

Ground Floor Bank

Gross Frontage	53'11"
Internal Width	51'7"
Bank Depth	26'7"
Built Depth	37'0"
Banking Hall/Offices Area	Approx 1,555 sq ft

First Floor Ancillary

Area	Approx 1,090 sq ft
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Second Floor Ancillary

Area	Approx 390 sq ft
Hatch access to Additional Area	Not Inspected

Total Area	Approx 3,035 sq ft Plus part second floor
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PROPERTY

A corner building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** on the two upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property (excluding second floor) is let on a full repairing and insuring lease by way of service charge to **Yorkshire Bank plc (Holding Company – National Australia Group Europe Ltd who for Y/E 30/09/11 reported a T/O of £1.5bn, Pre-Tax Profit £49m and Net Worth £2.49bn)** for a term of 15 years from 20th June 2000 at a current rent of **£24,000 per annum** exclusive.

Note: The Second Floor is not demised to the Tenant.



£24,000 per annum

The Surveyors dealing with this property are
STEVEN GROSSMAN and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: Ms Jacqui Hesketh - Email: jacqui.hesketh@mcp-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts