



**PART LET TO ROYAL BANK OF SCOTLAND
WITH 13 YEARS UNEXPIRED
PLUS VACANT UPPERS**



SITUATION

Occupying a prominent corner position at the junction with Church Street, opposite **Dorothy Perkins**, adjacent to **WH Smith** and amongst other national multiple retailers such as **Costa Coffee, Barclays, M&Co, Waitrose** and a variety of specialist traders.

Ashbourne is a prosperous Market Town and Tourist Centre in the Derbyshire Dales located on the southern edge of the Peak District, 21 miles south of Buxton, 12 miles north-west of Derby and 15 miles east of Leek and benefiting from good road links via the A52 which connects to the M1 (Junction 25).

TENANCIES & ACCOMMODATION

Not inspected internally by Barnett Ross – Floor areas supplied by Vendor.

PROPERTY

An attractive corner Grade II Listed building comprising a **Ground Floor Bank with Basement** and **Storage/Ancillary Areas on Part First and Part Second Floors**. In addition, there is separate front access from St John Street to an **Upper Part** on Part First and Part Second Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: This lot will not be sold prior to the auction.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Part First, Part Second Floor & Basement	Ground Floor Bank Area 860 sq ft ITZA 466 units Part First Floor Area 226 sq ft Part Second Floor Area 155 sq ft Basement Area 352 sq ft	Royal Bank of Scotland plc (Royal Bank of Scotland Plc has a market capitalisation of £43bn and are 81% owned by HM Government).	21 years (less 1 day) from 13th December 2006	£11,000	FRI (service charge cap rising annually in line with RPI) Rent Reviews 2021 to higher of OMV or 3.75% uplift.
Part First & Part Second Floor	Area 950 sq ft	VACANT			(Planning Permission was granted on 14/2/14 for 2 x 1 Bed Flats. Copy of consent available from Auctioneers). No empty rates payable on Listed Buildings

TOTAL £11,000 plus Vacant Upper Part

£11,000 p.a. Plus Vacant Upper Part

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
 Shepherd and Wedderburn LLP – Tel: 020 7429 4900
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE