

# Brechin

## 22 Swan Street Angus DD9 6EF

- **Town Centre Freehold Bank Investment**
- Entirely let to National Westminster Bank plc (t.a RBS) on a lease expiring in 2026 (no breaks)
- No VAT applicable
- Rent Review 2020. Minimum 7.5% rental increase
- Current Rent Reserved  
**£7,900 pa**  
**Rising to a minimum of £8,492.50 pa in 2020**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Brechin, with a population of some 10,000 people, is situated along the A90, some 25 miles north of Dundee and some 40 miles south of Aberdeen, in the Scottish county of Angus.

The property is situated in the town centre, on the south side of Swan Street, one of the main arterial routes through the town.

Occupiers close by include Semichem, Boots, Santander and a wide variety of independent traders.

### Description

This Grade C Listed property is arranged on ground floor only to provide a banking hall with staff and ancillary accommodation totalling 184.89 sq m (1,990 sq ft). Please note the upper floors are not included within the property to be sold.

### Tenancy

The property is at present let to NATIONAL WESTMINSTER BANK PLC (t/a RBS) for a term of years from 9th June 2005 expiring 23rd June 2026 at a current rent of £7,900 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants and provision for service charge (subject to a cap). At the 2020 rent review only the rent is to be reviewed to the greater of OMV or the passing rent increased by 7.5%. The tenant has an option to extend the lease at the expiry of the term for a period of 20 years.

### Tenant Information

No of Branches: 1,600.

Website Address: [www.natwest.com](http://www.natwest.com)

National Westminster Bank is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation of £43bn and are 81% owned by HM Government.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 70 Band E (Copy available on website).

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 7th October. Please email [viewings@allso.co.uk](mailto:viewings@allso.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 65 Brechin**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Andrew McCowan, Leslie Wolfson & Co. Tel: 0141 226 4499 e-mail: [amcc@lesliewolfson.co.uk](mailto:amcc@lesliewolfson.co.uk)

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