

Cleckheaton

14 Bradford Road West Yorkshire BD19 3JR

- **Freehold Bank Investment**
- Let to HSBC Bank Plc
- Lease expires 2021 (1)
- Attractive corner building
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

£21,500 pa

**EIGHT WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The town of Cleckheaton is situated on the A643 close to the M62 motorway (Junctions 25 and 26) about 2 miles north-west of Dewsbury and about 10 miles south-west of Leeds city centre. The town has a resident population of about 13,500 persons. The property is situated in a prominent corner location at the junction with Pavement Street, close to the Town Hall and the Market Arcade. Occupiers close by include Yorkshire, NatWest and Lloyds TSB banks amongst others.

Description

This attractive corner property is arranged on basement, ground and one upper floor to provide banking premises on ground, basement and part of the first floor. The remainder of the first floor provides self-contained office accommodation, which is approached via an entrance on Pavement Street.

The property provides the following accommodation and dimensions:

Gross Frontage	12.75 m	(41' 10")
Net Frontage	11.90 m	(39')
Shop Depth	5.90 m	(19' 4")
Built Depth	12.10 m	(39' 8")
Basement	66.00 sq m	(710 sq ft)
First Floor Staff/Storage	33.35 sq m	(359 sq ft)
First Floor Office (Not presently Used)	69.50 sq m	(748 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 10 years from 25th March 2011 at a current rent of £21,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to break at the end of the fifth year.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@allso.co.uk for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 30 Cleckheaton**.



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

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