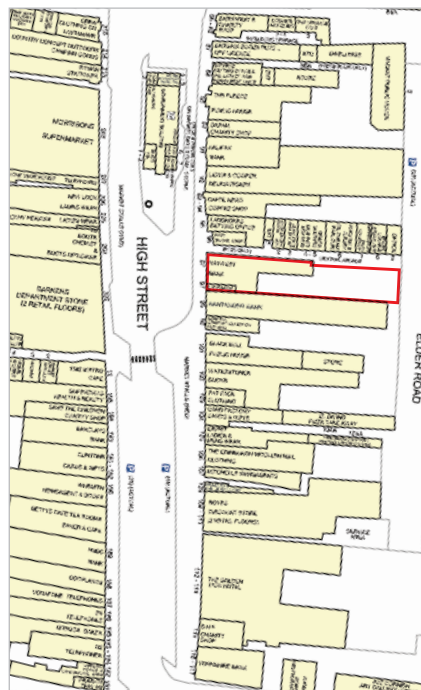


Northallerton 97 High Street North Yorkshire DL7 8PS

- **Attractive Freehold Bank Investment with Vacant Upper Floors**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2025 without breaks
- Well located in this prosperous and popular Yorkshire town
- Attractive period building
- First and second floors of 418 sq m (4,500 sq ft) with planning permission for conversion into four flats
- Bank Rent Review in 2020 to a minimum of £68,262.50 pa
- VAT is not applicable
- Current Rent Reserved
£63,500 pa plus Vacant Upper Floors

On the Instructions of
threadneedle.

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Northallerton, the county town of North Yorkshire, is an attractive and prosperous market town situated on the A684 between the A19 and the A1. The town has a population of approximately 15,000. The property, which is in a Conservation Area, is situated on the east side of High Street which is the main shopping street in this popular and prosperous town. There is car parking in the centre of this broad and attractive street.

Occupiers close by include Santander (adjacent), Waterstones, Lewis & Cooper, Fatface, The Edinburgh Woollen Mill, W H Smith, Clintons, Barclays, Superdrug, Barker Department Store, Boots, New Look, Morrisons, Halifax and Caffè Nero among many others.

Description

This property is arranged on basement, ground and two upper floors to provide a NatWest banking hall which benefits from ancillary accommodation in the basement and the right to use 10 car spaces in the rear yard. The basement is presently accessed via a floor hatch. The first and second floors have previously been used for commercial purposes but have current planning consent for four flats.

VAT

VAT is not applicable to this lot.

Planning

The first and second floors have planning permission for the creation of 1 x three bedroom flat and 3 x two bedroom flats with five car spaces. This will be subject to agreement with RBS regarding the provision of 5 car spaces (Application No. 12/00197/FUL). Local Planning Authority: www.hambleton.gov.uk

Documents

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

Energy Performance Certificate

EPC Rating (for Upper Floors) 214 Band G (Copy available on website).

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allstop.co.uk. In the subject box of your email, please ensure you enter **Lot 94 Northallerton**.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--------------------------------|---------------------------------------|---|--|---|--|
| Bank (Ground & Basement) | The Royal Bank of Scotland plc (1) | Gross Frontage 11.65 m Shop Depth 9.8 m Built Depth 34.0 m Basement 38.7 sq m | (38' 3") (32' 2") (111' 6") (417 sq ft) | Term of years from 09.06.2005 to 23.06.2025 Rent review in 2020 to a minimum 7.5% increase. FR & I Service charge cap | £63,500 p.a. |
| First & Second Floors | Vacant | First Floor Offices 242.5 sq m Second Floor Offices 175.5 sq m Total (2) 418 sq m (See Planning paragraph) | (2,610 sq ft) (1,890 sq ft) (4,500 sq ft) | — | Rent Review 2020 to a minimum of £68,262.50 p.a. |

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
(2) Gross Internal Areas.

Total £63,500 p.a.

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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