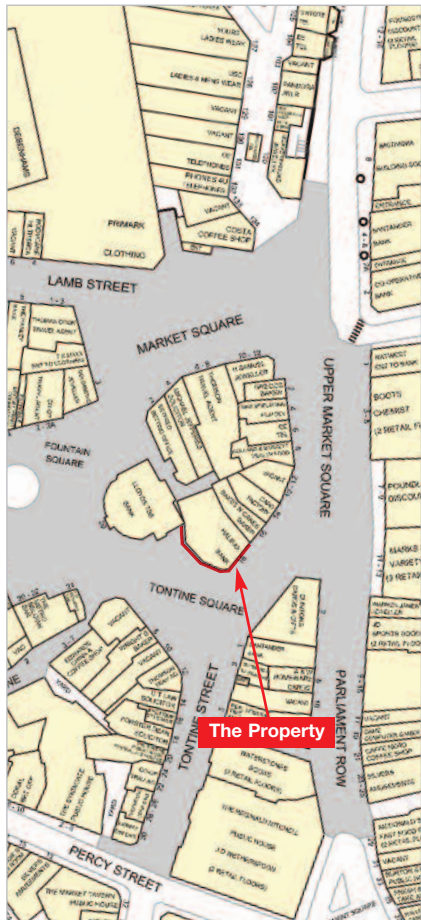


Hanley **18 Upper Market** **Square** **Stoke-on-Trent** **ST1 1BS**

- Well Located and Prominent Freehold Bank Investment
- Let to Bank of Scotland plc
- Lease expiry 2028 (no breaks)
- Pedestrianised town centre location
- Rent Review 2018
- VAT not applicable
- Current Rent Reserved
£125,000 pa



Tenure
Freehold.

Location
Hanley is recognised as the city centre of the Stoke-on-Trent conurbation and lies approximately 1.5 miles to the north of Stoke-on-Trent Rail Station. Hanley offers the major retailing provision in the area and includes the Potteries Shopping Centre. The property is situated in the town centre in the main retail thoroughfare close to the junctions with Parliament Row, Tontine Street, Piccadilly and Market Square. Occupiers close by include Lloyds TSB Bank (adjacent), Santander, Boots, Primark, Debenhams, Marks & Spencer, Poundland, BHS, EE, Greggs, Holland & Barrett amongst many others.

Description
The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with offices on the upper floors and storage in the basement. We understand the second and third floors are not presently used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	30.20 m	(99' 1")
Net Frontage	20.15 m	(66' 2")
Shop Depth	20.10 m	(65' 11")
Basement	212.1 sq m	(2,283 sq ft)
Ground Floor	199.0 sq m	(2,142 sq ft)
First Floor	174.2 sq m	(1,875 sq ft)
Second Floor	174.2 sq m	(1,875 sq ft)
Third Floor	177.0 sq m	(1,905 sq ft)
Total	936.5 sq m	(10,080 sq ft)

Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC for a term of 35 years from 24th November 1993 at a current rent of £125,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.halifax.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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@allsop.co.uk. In the subject box of your email, please ensure you enter **Lot 29 Hanley**.

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 Ruth Williamson, DLA Piper. Tel: 0113 369 2407 e-mail: ruth.williamson@dlapiper.com

