

Kirkbymoorside

12 Market Place

York

North Yorkshire

YO62 6AZ

- Freehold Bank and Residential Ground Rent Investment
 - Bank let to The Royal Bank of Scotland plc (not in occupation)
 - Town centre location
 - Total Current Rents Reserved
- £9,290 pa**

On the Instructions of
threadneedle.

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Kirkbymoorside is a market town in North Yorkshire on the A170 located approximately 25 miles north of York, between Pickering and Helmsley on the edge of the North York Moors National Park. The property is situated on the north side of Market Place in a prominent corner position at the junction with Church Street. Occupiers close by include HSBC and Barclays amongst other local traders.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with basement storage and a maisonette above that has been sold off on a long lease.

VAT
VAT is 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
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allso.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 206 York.**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement Floors	The Royal Bank of Scotland plc (1) (not in occupation)	Basement 14.75 sq m (159 sq ft) Ground Floor 62.34 sq m (671 sq ft) Total 77.09 sq m (830 sq ft)	Term of years from 09.06.2005 to 23.06.2027 Tenant break option on 24th June 2015 Rent review every 5th year FR & I. Service charge cap	£9,190 p.a.	Rent Review 2020
First & Second Floors	Individuals	First & Second Floor Maisonette	125 years from 20.06.2003	£100 p.a.	Reversion 2128

(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).
NB. Not inspected by Allsop. Floor areas adopted from www.voa.gov.uk

Total £9,290 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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