



Wakefield

19-21 Kirkgate

West Yorkshire

WF1 1HS

- **Attractive Freehold Bank Investment**
- Let to Bank of Scotland plc (t/a Halifax)
- Lease expires 2026 (1)
- Rent Review 2021
- Current Rent Reserved **£65,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Wakefield has a population of approaching 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of both the M1 (Junctions 39, 40 and 41) and M62 (Junction 3) motorways and benefits from regular rail services to destinations throughout the north-east.

The property is situated in a prominent position on the north side of pedestrianised Kirkgate opposite McDonald's and close to the Ridings Shopping Centre.

Other occupiers close by include Marks & Spencer, Boots, Santander, Halifax, Caffé Nero and BHS amongst others.

Description
The property is arranged on ground and two upper floors to provide an attractive period ground floor banking hall with further public banking accommodation on part first floor and additional ancillary accommodation on the remainder of the first and the second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	12.55 m	(41' 2")
Net Frontage	11.85 m	(38' 10")
Shop & Built Depth	29.25 m	(95' 11")
Ground Floor Banking Hall	286.95 sq m	(3,089 sq ft)
First Floor Public Bank/Ancillary	270.30 sq m	(2,910 sq ft)
Second Floor Ancillary	47.05 sq m	(506 sq ft)
Total	604.03 sq m	(6,505 sq ft)

Tenancy
The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 29th June 2011 at a current rent of £65,000 per annum. 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 tenth year.

Tenant Information
Bank of Scotland and Halifax are part of Lloyds Banking Group. Website Address: www.bankofscotland.co.uk/www.halifax.co.uk

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 76 Band D (Copy available on website).

Viewings
A block viewing date has been arranged. Please e-mail your full contact details to viewings@allsoop.co.uk to be received no later than mid-day on Thursday 21st November 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 113 Wakefield**.

