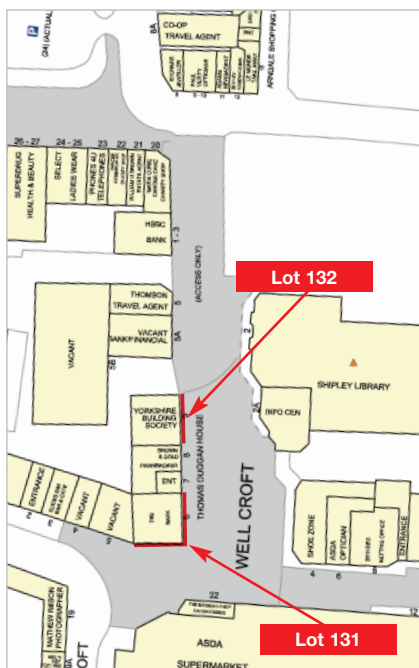


## Shipley Unit 6 (Lot 131) & Units 1 & 2 (Lot 132) Thomas Duggan House Wellcroft West Yorkshire BD18 3QH

- Long Leasehold Bank Investment
- Let to Yorkshire Building Society and TSB Bank plc
- Comprises two banking halls - offered as two lots
- Town centre position opposite Asda
- Rent Reviews from 2020
- Total Current Rents Reserved **£68,250 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Leasehold. To be sold as a new 999 year lease from completion at a peppercorn ground rent.

### Location

Shipley is an attractive town located on the River Aire some 3.5 miles north-west of Bradford city centre. The town is conveniently accessed via the A650 (Bradford Road), which provides rapid access to Bradford and the M62 Motorway and wider motorway network. The property is situated in the heart of the town centre pedestrianised area, opposite the Asda Superstore. Occupiers close by include Shoe Zone, Asda Opticians and HSBC.

### Description

The property is arranged on ground floor only to provide two separate units, both forming part of a larger building, the upper floors of which are not included in the sale.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
131	Unit 6	TSB Bank Plc	Ground Floor 162.1 sq m (1,745 sq ft)	10 years from 01.01.2016 Rent review in the 5th year FR & I Tenant's break clause 31.12.2020	£32,750 p.a.	Rent Review December 2020
132	Units 1 & 2	Yorkshire Building Society	Ground Floor 121.7 sq m (1,310 sq ft)	15 years from 29.09.2006 Rent review every 5th year FR & I	£35,500 p.a.	Rent Review 2021

**Total £68,250 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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