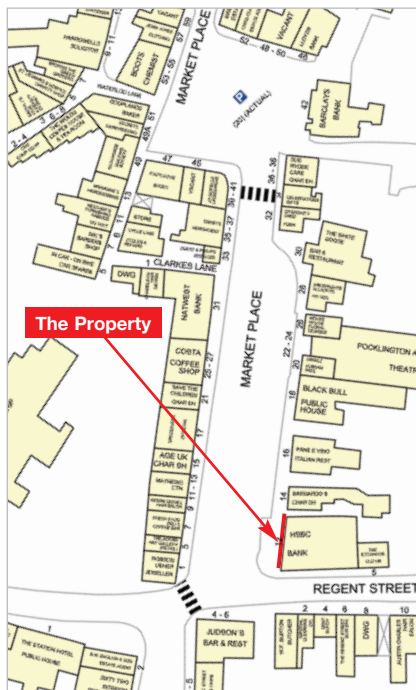


## Pocklington 12 Market Place North Yorkshire YO42 2AR

- **Attractive Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum) **£43,394.40 pa**

**On the Instructions of a Charitable Foundation**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Pocklington is a village located 9 miles east of York, a historic walled city. With its Roman Wall and Gothic Cathedral, it is one of the most visited tourist attractions in the UK.

The property is situated on the south-west side of Market Place, between its junctions with Regent Street and Dean's Lane. Occupiers close by include Barnardo's (adjacent), Age UK, Specsavers, Save the Children, Costa Coffee, NatWest Bank, Boots, Barclays Bank and a range of other traders.

### Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor (Retail)	110.70 sq m	(1,191 sq ft)
Ground Floor (Office)	81.30 sq m	(875 sq ft)
Ground Floor	9.10 sq m	(98 sq ft)
First Floor	71.10 sq m	(765 sq ft)
Second Floor	26.80 sq m	(288 sq ft)
<b>Total</b>	<b>299.00 sq m</b>	<b>(3,218 sq ft)</b>

**NB. Not inspected by Allsop. Measurements taken from Valuation Office Agency.**

### Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 4th June 2008 at a current rent of £43,394.40 per annum. The lease provides for annual rent reviews linked to RPI (capped and collared to a minimum of 2.5% and maximum of 5.5%) and contains full repairing and insuring covenants.

Therefore the rent will rise to a minimum of:

4th June 2019 – £44,479.26 per annum

4th June 2020 – £45,591.24 per annum

4th June 2021 – £46,731.02 per annum

4th June 2022 – £47,899.30 per annum

### Tenant Information

Website Address: [www.hsbc.co.uk](http://www.hsbc.co.uk)

For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian 09.05.2018.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.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 with us in advance no later than 12 noon on Wednesday 20th June. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 177 Pocklington**.

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** | Gilmour Esq, Edwin Coe LLP. Tel: 0207 691 4049 e-mail: [ian.gilmour@edwincoe.com](mailto:ian.gilmour@edwincoe.com)