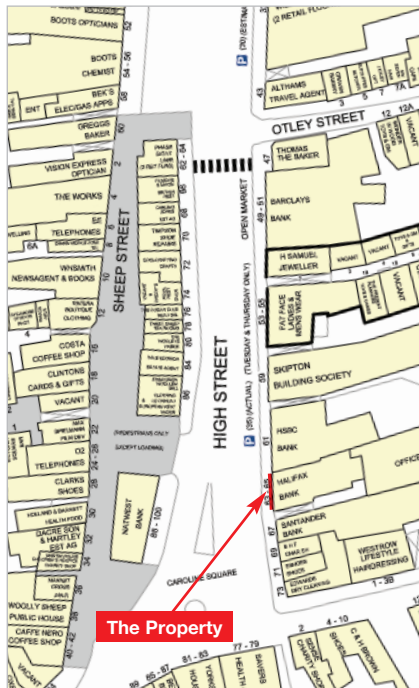


Skipton

63/65 High Street
North Yorkshire
BD23 1DS

- Attractive Freehold Bank Investment
 - Attractive market town
 - Entirely let to Bank of Scotland plc (t/a Halifax) until 2023
 - Well located in town centre adjacent to HSBC and Santander
 - No VAT applicable
 - Current Rent Reserved
- £62,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The attractive market town of Skipton is located on the course of both the Leeds Liverpool Canal and the River Aire, 16 miles north-west of Bradford and 24 miles north-west of Leeds. It is known as the gateway to the Yorkshire Dales and attracts a large number of tourists. The property is located on the east side of High Street, close to its junction with Newmarket Street. The property is located a short distance from the town's open market.

Occupiers close by include HSBC and Santander (adjacent), Boots the Chemist, WH Smith, Costa Coffee, Clintons, Fat Face, The Works, Savers, Betfred, Lloyds Pharmacy, Card Factory, Caff  Nero, Barclays and Boots Opticians, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with office, staff and storage accommodation at first floor level. The second floor comprises self-contained offices, which have been sub-let and are accessed via a separate entrance on High Street. The branch will be temporarily closed for refurbishment by the tenant between 14th September and 3rd October 2018.

The property provides the following accommodation and dimensions:

Ground Floor	132.20 sq m	(1,423 sq ft)
First Floor	70.45 sq m	(758 sq ft)
Second Floor (sublet)	76.15 sq m	(820 sq ft)
Total	278.80 sq m	(3,001 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 4th December 2008 at a current rent of £62,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK. Website: www.bankofscotland.co.uk For the year ended 31st December 2017, Bank of Scotland plc did not report a turnover, but did report a pre-tax profit of £2.804bn, shareholders' funds of £13.520bn and a net worth of £13.083bn. (Source: Experian 15.08.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 94 Band D (Copy available on 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 3rd October. Please email viewings@allso.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 219 Skipton**.

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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