



Tenure

Freehold.

Location

Guisborough is an attractive market town on the northern edge of the North York Moors National Park, some 9 miles south-east of Middlesbrough and 22 miles north-west of Whitby on the A171. The property is well located on the north side of the main retail thoroughfare Westgate, between its junctions with Northgate and Westgate Road.

Occupiers close by include Holland & Barrett (adjacent), Boots, TUI, Superdrug, Dorothy Perkins (both opposite), Subway, William Hill, Costa Coffee and Lloyds Bank, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with a meeting room to the front and a staff room and strong room to the rear. There is a self-contained disused flat to the first and second floors accessed to the side of the property. The property benefits from a large yard and parking for some 4 cars to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	13.60 m	(44' 8")
Shop Depth	9.20 m	(30' 2")
Built Depth	19.99 m	(65' 7")
Ground Floor	134.36 sq m	(1,446 sq ft)
First Floor	114.32 sq m	(1,231 sq ft)
Second Floor	97.49 sq m	(1,049 sq ft)
Total	346.20 sq m	(3,726 sq ft)

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 £46,024.04 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 – £47,174.64 per annum

4th June 2020 – £48,354.01 per annum

4th June 2021 – £49,562.86 per annum

4th June 2022 – £50,801.93 per annum

Tenant Information

Website Address: 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 20.07.2018.)

Planning (1)

The upper floors may lend themselves to future residential development, subject to obtaining the necessary consents. Enquiries should be made to the local authority.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website 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 3rd October. Please email 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 156 Guisborough**.

Guisborough

12 Westgate

Redcar and Cleveland

TS14 6BE

- **Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Attractive market town
- Annual rent reviews linked to RPI
- No VAT applicable
- Residential redevelopment potential (1)
- Current Rent Reserved

£46,024.04 pa

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