

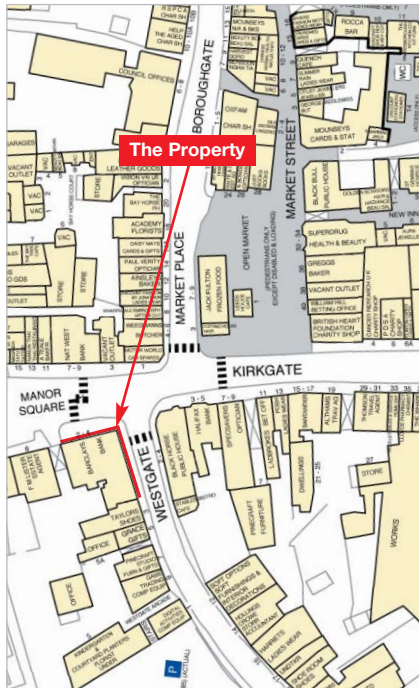
99 Otley

2/4 Manor Square West Yorkshire LS21 3AP

- **Prominent Town Centre Freehold Bank & Residential Ground Rent Investment**
- Let to Barclays Bank plc on a lease expiring in 2026 (2)
- No VAT applicable
- Rent Review 2015
- Total Current Rents Reserved

£25,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Otley is an attractive and busy market town some 9 miles north-west of Leeds, 9 miles north of Bradford and 10 miles south-west of Harrogate. The A660 provides direct access to Leeds city centre and the M621. The property is situated within the town centre in a prominent corner position being at the junction of Manor Square and Westgate. Occupiers close by include Halifax, Specsavers, NatWest, Ladbrokes, Greggs, Superdrug and BHF.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with a strong room to the rear and ancillary basement accommodation. There are seven self-contained flats above at first and second floor level which have been sold off on a long lease.

VAT
VAT is not applicable to this lot.

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

Viewings
To be held on the 12th May 2011 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please email your viewing request with full contact details to viewings@allsoop.co.uk In the subject box of your email please ensure that you enter **Lot 99 Otley**.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|
| Ground Floor | Barclays Bank plc (1) | Gross Frontage 17.50 m (57' 5") Shop Depth 12.15 m (39' 10") Built Depth 17.65 m (57' 10") Ground Floor Banking Hall 152.25 sq m (1,639 sq ft) Ground Floor Ancillary 57.10 sq m (615 sq ft) Basement 24.50 sq m (264 sq ft) Total 233.85 sq m 2,518 sq ft | 20 years from 01.01.2010 and 27.04.2006 Rent review every 5th year thereafter Effectively FR & I, subject to a schedule of condition There is a tenant's option to determine the lease at the 10th and 15th anniversary (2) | £25,000 p.a. | Rent Review 2015 |
| Upper Floors | LGP (Brighthouse) Ltd | First & Second Floor comprising 7 Self-Contained Flats | 999 years from 10.06.2010 | Peppercorn p.a. | Reversion 3009 |
| (1) Website Address: www.barclays.co.uk . For the year ended 31st December 2010, Barclays Bank plc reported a turnover of £41.228bn, a pre-tax profit of £6.07bn and a net worth of £50.477bn. (Source: riskdisk.com 12.04.11) | | | | Total £25,000 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
Seller's Solicitor J Mawbey-Shaw, Wilsons Solicitors. Tel: 0113 258 6888 Fax: 0113 258 1188 e-mail: james.mawbey-shaw@lawoffice.co.uk
Joint Auctioneer D Stephenson, Bradbury Stephenson. Tel: (01535) 654941