LOT 32

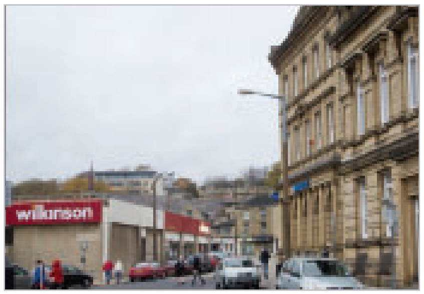
Brighouse

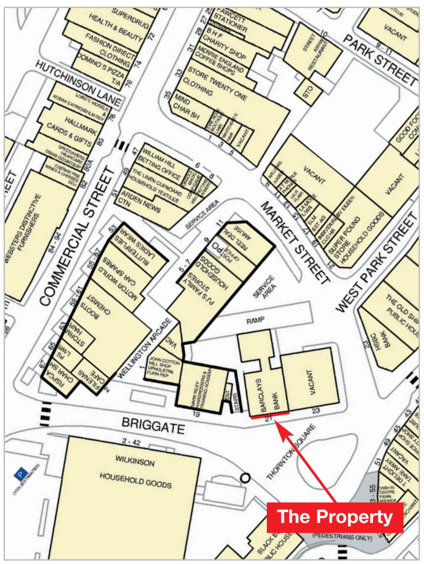
21 Briggate/ 16 Market Street West Yorkshire HD6 1EB

- **Freehold Grade II Listed Bank and Vacant Office Investment**
- Majority Let to Barclays Bank plc
- Lease expires 2027 (2)
- Nearby Occupiers include Boots, HSBC and Wilkinsons
- Upper floors with Residential Conversion Potential
- Total Accommodation 388.4 sq m (4,181 sq ft)
- No VAT applicable
- Total Current Rent Reserved

£23,000 pa plus Vacant Possession of Offices

SIX WEEK COMPLETION AVAILABLE





Tenure
Freehold.

Location
Brighouse is a busy town located approximately 4 miles north of Huddersfield and some 12 miles south-west of Leeds city centre. The town is accessed via the A644 from Junction 25 of the M62 Trans-Pennine motorway. The property is situated in the town centre on Briggate, overlooking Thornton Square and close to its junction with Market Street. The Wellington Shopping Arcade where occupiers include Boots and the Post Office is nearby. Other occupiers include Wilkinsons (opposite), HSBC and many local businesses.

Description
This Grade II Listed property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with part first floor offices, staff and storage accommodation. The basement provides further storage. The remainder of the first floor and the entire second floor comprise self-contained offices.

Planning
Planning and Listed Building consent (Ref: 08/01779/CON) was granted in 2008 for the conversion of the upper floors to four apartments. For further information please refer to Calderdale Council. www.calderdale.gov.uk. Tel: 0845 245 6000.

VAT
VAT is not applicable to this lot.

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

Viewings
To be held on Tuesday 27th November by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details, including your telephone number, to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 32 Brighouse**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement, Ground and Part First Floor	Barclays Bank plc (1)	Ground Floor Part First Floor Basement	160.3 sq m 57.6 sq m 22.3 sq m	(1,725 sq ft) (620 sq ft) (240 sq ft)	20 years from 12th January 2007 Rent review 29/09/2014 and every 5th year thereafter (2) FR & I subject to a schedule of condition	£23,000 p.a.	Rent Review 2014
Part First and Second Floors	Vacant	Part First Floor Second Floor	75.3 sq m 72.9 sq m	(811 sq ft) (785 sq ft)			
		Total	388.4 sq m	(4,181 sq ft)		**Total £23,000 p.a.**	

(1) For the year ended 31st December 2011, Barclays Bank plc reported a pre-tax profit of £5.974bn, shareholders' funds of £65.17bn and a net worth of £57.324bn. (Source: riskdisk.com 07.11.12.)
(2) The tenant has an option to determine the lease at the end of the 15th year.

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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