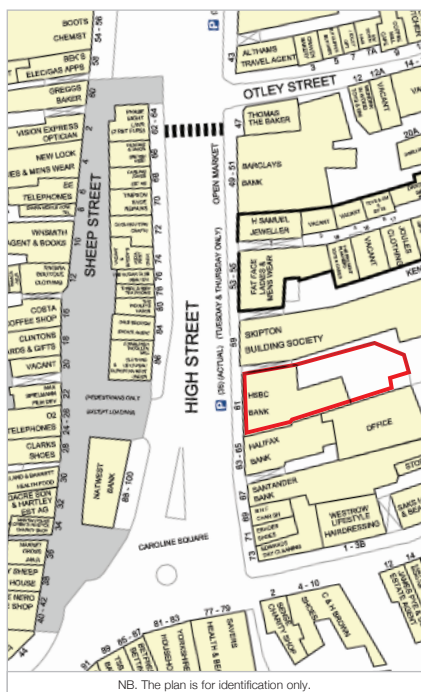


Skipton 61 & 63 High Street Yorkshire BD23 1DW

- **Freehold Grade II Listed Bank Investment**
- Attractive market town
- Entirely let to HSBC Bank plc until 2023
- Town centre location
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum) **£98,623.45 pa**

On the Instructions of a Charitable Foundation

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

The attractive market town of Skipton is located on the course of both the Leeds and Liverpool Canal and the River Aire on the south side of the Yorkshire Dales, 16 miles north-west of Bradford and 38 miles west of York.

This property is located on the east side of High Street, between its junctions with Otley Street and Newmarket Street. Occupiers close by include Halifax, Santander, Savers, Betfred, Lloyds Pharmacy, Costa Coffee, O2, Clarks, Holland & Barrett, WH Smith, New Look, and Vision Express, amongst many others. The Craven Court Shopping Centre is some 60m from the property and is home to H Samuel, Fat Face, Joules and Laura Ashley, amongst others.

Description

This attractive Grade II listed property is arranged on ground and two upper floors to provide a ground floor banking hall with basement storage and a self-contained social club on the first and second floors above which is sub-let. There is an outbuilding at the rear which may be suitable for conversion to residential (subject to obtaining consents). There is also a licence to use the area in front of the bank for market traders. There is a car park to the rear.

The property provides the following accommodation and dimensions:

| | | |
|--|--------------------|------------------------|
| Basement | 13.10 sq m | (141 sq ft) |
| Ground Floor | 141.90 sq m | (1,527 sq ft) |
| Part First Floor | 98.59 sq m | (1,061 sq ft) |
| Part First & Second Floor Social Club – Sub-let | 151.8 sq m | (1,634 sq ft) |
| Total | 405.39 sq m | (4,363.7 sq ft) |

NB: Not inspected by Allsop. Measurements taken from the 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 £98,623.45 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 – £101,089.04 per annum
4th June 2020 – £103,616.26 per annum
4th June 2021 – £106,206.67 per annum
4th June 2022 – £108,861.84 per annum

Tenant Information

Website Address: www.hsbc.co.uk

For the year ended 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.370bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian, 29.05.2018.)

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 20th June. 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 167 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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