



Tenure

Freehold.

Location

Ripon is a busy and attractive market town located 20 miles north of Leeds and 15 miles north-west of York. The town enjoys good road access, being on the A61 which provides an easy link to the A1 some 3 miles to the north-east.

This attractive property is well located on the east side of Market Place East in a conservation area of Ripon town centre. The property is directly opposite Ripon Market Square, which hosts a traders' market every Thursday and forms a car park on the other days of the week. Occupiers close by include Sainsbury's supermarket, The Edinburgh Woollen Mill, Dorothy Perkins, WH Smith, NatWest, Halifax, Yorkshire Bank, Lloyds Bank, Boots Chemist, Prezzo, Greggs and Caffè Nero amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with ancillary accommodation arranged over the upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	9.40 m	(30' 10")
Shop and Build Depth	27.00 m	(88' 7")
Basement	51.80 sq m	(558 sq ft)
Ground Floor	154.40 sq m	(1,662 sq ft)
First Floor	165.75 sq m	(1,784 sq ft)
Second Floor	89.25 sq m	(960 sq ft)
Total	461.20 sq m	(4,964 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 10 years from 29th September 2012 at a current rent of £40,500 per annum. The lease provides for rent reviews on the fifth anniversary of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease in September 2017.

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2015, Barclays Bank plc did not report a turnover. They reported a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: Experian 07.04.2016.)

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 4th May. 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 8 Ripon**.

Ripon

7 Market Place East North Yorkshire HG4 1BP

- **Attractive Freehold Bank Investment**
- Well located in the heart of Ripon town centre
- Entirely let to Barclays Bank plc until 2022 (1)
- No VAT applicable
- Rent Review 2017
- Reversion 2022
- Current Rent Reserved

£40,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

