



Tenure

Leasehold. Held for a term of 999 years from 1st March 1864 (thus having some 850 years unexpired) at a fixed ground rent of a peppercorn.

Location

Padiham, south of the Lake District and west of the Yorkshire Moors, is 3 miles north-west of Burnley, 40 miles west of Leeds, 26 miles north of Manchester and 10 miles east of Blackburn. Padiham has good transport links being 2 miles north of the M65 and 18 miles east of the M6. The property is situated in the corner of Burnley Road and Eccleshill Street in the town's principal shopping area. Occupiers close by include Barclays, Best One, Post Office, Santander, Original Factory Shop and Tesco.

Description

The property is arranged on basement, ground and two upper floors to provide a banking hall with ancillary accommodation above, together with two additional shop units and self-contained offices above which have an entrance on Burnley Road.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewing

Please e-mail viewings@allstop.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day. In the subject box of your email, please ensure you enter **Lot 83 Padiham**.

No./Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
47	The Royal Bank of Scotland plc (1) (Not in occupation)	Gross Frontage 10.85 m Curved Frontage 10.65 m Basement 64.80 sq m First Floor 13.40 sq m	(35' 7") (34' 11") (689 sq ft) (144 sq ft) Term of years from 09.06.2005 to 23.06.2027 Rent review every fifth year FR & I service charge cap Tenant's break clause on 24.06.2015	£10,200 p.a.	The tenant has exercised the break option
43	Paula Wright (Hair Salon)	Gross Frontage 4.55 m Net Frontage 4.10 m Shop Depth 6.10 m Basement 29.30 sq m	(14' 11") (13' 5") (20' 0") (315 sq ft) 10 years from 15.07.2008 Rent review every fifth year FR & I	£2,500 p.a.	Reversion 2018
45	David Ghidotti & Eric Firth (Margins Insurance)	Gross Frontage 4.00 m Net Frontage 3.65 m Shop Depth 4.66 m Basement 21.50 sq m	(13' 2") (11' 11") (15' 4") (231 sq ft) 10 years from 15.07.2008 Rent review every fifth year FR & I	£2,812 p.a.	Reversion 2018
41 First Floor	David Ghidotti & Eric Firth	First Floor Offices 89.50 sq m	(963 sq ft) 10 years from 15.07.2008 Rent review every fifth year FR & I	£4,125 p.a.	Reversion 2018
Second Floor	Vacant	Second Floor Offices Not Inspected	—	—	—

(1) The Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers (Source: www.rbs.com).
NB. Areas sourced from the VOA website – Not inspected by Allsop.

Total £19,637 p.a.

Padiham

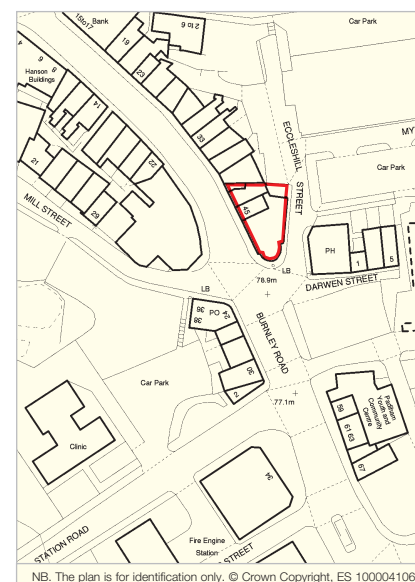
41-47 Burnley Road Lancashire BB12 8BY

- **Attractive Virtual Freehold Bank, Retail and Office Investment**
- Majority let to The Royal Bank of Scotland plc (not in occupation)
- Prominent attractive period building
- Town centre location
- Asset management opportunity
- Bank break option in 2015 exercised
- VAT is not applicable
- Total Current Rents Reserved

£19,637 pa
Plus Vacant Second Floor Offices

On the Instructions of
threadneedle.

SIX WEEK COMPLETION AVAILABLE



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 Mrs L Davison, Nabarro. Tel: 0114 279 4015 e-mail: l.davison@nabarro.com