

Knutsford

19 Princess Street Cheshire WA16 6BZ

- **Freehold Bank Investment**
 - **Affluent Cheshire town**
 - **Entirely let to HSBC Bank plc until 2023**
 - **Attractive corner position next to cobbled street**
 - **Annual Rent Reviews linked to RPI**
 - **No VAT applicable**
 - **Current Rent Reserved (minimum)**
- ## £39,449.18

On the Instructions of a Charitable Foundation

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Knutsford is an attractive affluent Cheshire town located in Cheshire's Golden Triangle and is situated on the Cheshire Plain, 14 miles south-west of Manchester and 6 miles west of Wilmslow and Alderley Edge. The town is located on the A537, 10 miles south-west of Manchester Airport.

The property is located on the eastern side of Princess Street, at its junction with Regent Street. It is within 0.4 miles of Knutsford Rail Station, and is a short drive to the M6 motorway.

Occupiers close by include Little Waitrose, Costa Coffee, William Hill, Co-op, RBS Bank, Johnsons Dry Cleaning, amongst others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor bank and ancillary accommodation above and basement storage.

Basement	83.8 sq m	(902 sq ft)
Ground Floor Office	35.0 sq m	(377 sq ft)
Ground Floor Retail	70.3 sq m	(757 sq ft)
Ground Floor Ancillary	9.5 sq m	(102 sq ft)
First Floor	62.1 sq m	(668 sq ft)

Total 260.7 sq m (2,806 sq ft)

NB Areas not inspected by Allsop. Areas taken from www.gov.uk

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 £39,499.18 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 – £40,435.40 per annum
 4th June 2020 – £41,446.29 per annum
 4th June 2021 – £42,482.45 per annum
 4th June 2022 – £43,544.51 per annum

Tenant Information

Website Address: www.hsbc.co.uk

For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian 09.05.2018.)

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 135 Knutsford**.

