



Tenure
Freehold.

Location
Heckmondwike is a busy market town situated some 10 miles south-west of Leeds city centre and 2 miles north of Dewsbury. The town benefits from good road communications being 4 miles west of the M62 (Junction 25) and 6 miles east of the M1 (Junction 40). The property is situated in a prominent corner position on Market Street at the junction with High Street, in the heart of the town centre. Occupiers close by include HSBC, Santander, Age UK, Superdrug, Greggs, William Hill (adjacent) and a Morrisons Supermarket.

Description
The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with basement storage, a vacant ground floor shop with basement, mezzanine and vacant first floor offices which are accessed from the northern side of the building, adjacent to William Hill.

Planning (2)
Planning permission was granted on 14th February 2012 for Change of Use of the first floor office to a three bedroom flat.
(Application No: 2011/62/9335/E). All enquiries: www.kirklees.gov.uk

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
Range from EPC Rating 72-116 Bands C-E (Copies available on website).

Viewings
Please email viewings@allsoop.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 e-mail, please ensure that you enter **Lot 184 Heckmondwike**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank (Part Basement &, Part Ground)	The Royal Bank of Scotland plc (1)	Basement Ground Floor Total	Term of years from 09.06.2005 to 23.06.2027 Rent review in 2020 to a minimum of 7.5% increase FR & I Service charge cap	£8,500 p.a.	Rent Review in 2020 to a minimum of £9,137.50 p.a.
Shop (Part Basement, Part Ground & Mezzanine)	Vacant	Gross Frontage Net Frontage Basement Ground Floor Mezzanine Total (3)			
Office (Part First)	Vacant	Part First Floor Office (2) (3)	95.5 sq m (1,028 sq ft)		

(1) The Royal Bank of Scotland plc has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.
Website Address: www.rbs.com
(3) Not inspected by Allsop. Areas taken from www.2010.voa.gov.uk

Total £8,500 p.a.

Heckmondwike 38-40 Market Place West Yorkshire WF16 0HT

- Freehold Bank, Vacant Shop and Office
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2027 without breaks
- VAT is not applicable
- Office with planning consent for conversion to a 3 bedroom flat (2)
- Bank Rent Review in 2020 to a minimum of £9,137.50 pa
- Total Current Rents Reserved
£8,500 pa
Plus vacant shop and offices

On the Instructions of

threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**

