



Tenure

Part Freehold and Part Long Leasehold. Held for a term of 900 years from 1st July 1873 at a rent of £22 per annum (if demanded).

Location

St Helens is a major industrial and commercial centre with a population of some 106,000 and comprises part of the extensive Merseyside conurbation. Liverpool lies within 12 miles to the west and Manchester 30 miles to the east. There are excellent road transport communications being between the M6 and M62 motorways, both of which are within approximately 5 miles.

The property is located on the west side of the pedestrianised Hardshaw Street, in between its junctions with Church Street and Claughton Street.

Occupiers close by include Barclays Bank, Tui, Boots the Chemist, Thomas Cook, Greggs, JD Sports, New Look, McDonald's and Clarks, amongst many others.

Description

This substantial property is arranged on basement, ground and two upper floors to provide a large ground floor banking hall, with the basement and upper floors providing staff, ancillary and storage accommodation.

The property provides the following accommodation and dimensions:

Ground Floor	234.49 sq m	(2,524 sq ft)
First Floor	183.11 sq m	(1,971 sq ft)
Second Floor	78.37 sq m	(849 sq ft)

Total 527.59 sq m (5,679 sq ft)

NB. Not inspected by Allsop. Areas taken from previous agent's details.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 15 years from 15th November 2016 at a current rent of £37,000 per annum.

The lease provides for upward only open market rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: over 2,000.

Website Address: www.lloydsbank.com

For the year ended 31st December 2016, Lloyds Bank plc reported a pre-tax profit of £1.98bn and a net worth of £49.35bn. (Source: riskdisk.com 21.02.2018.)

Alienation Provisions

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

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

EPC Rating 105 Band E (Copy available on 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 Tuesday 13th March. 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 39 St Helens**.

St Helens

13-15 Hardshaw Street Merseyside WA10 1QZ

- **Freehold and Virtual Freehold Bank Investment**
- Comprising a total of 527.59 sq m (5,679 sq ft)
- Entirely let to Lloyds Bank plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- Pedestrianised town centre location
- Rent Reviews in 2021 and 2026
- Current Gross Rent Reserved
£37,000 pa

SIX WEEK COMPLETION AVAILABLE

