

Hanley **18 Upper Market** **Square** **Stoke-on-Trent** **ST1 1BS**

- Well Located and Prominent Freehold Bank Investment
 - Let to Bank of Scotland plc
 - Lease expiry 2028 (no breaks)
 - Pedestrianised town centre location
 - 2018 Rent Review outstanding
 - VAT not applicable
 - Current Rent Reserved
- £125,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Hanley is recognised as the principal shopping location of the Stoke-on-Trent conurbation and lies approximately 1.5 miles to the north of Stoke-on-Trent Rail Station. Hanley's extensive retailing provision includes the Potteries Shopping Centre, which is close to the subject property.

The property is situated in the town centre in the main retail thoroughfare, close to the junctions with Parliament Row, Tontine Street, Piccadilly and Market Square. Occupiers close by include Lloyds Bank (adjacent), Santander, Boots, Primark, Debenhams, Marks & Spencer, Poundland, EE, Greggs and Holland & Barrett, amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with offices on the upper floors and storage in the basement. We understand the second and third floors are not presently used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	30.20 m	(99' 1")
Net Frontage	20.15 m	(66' 2")
Shop Depth	20.10 m	(65' 11")
Basement	212.1 sq m	(2,283 sq ft)
Ground Floor	199.0 sq m	(2,142 sq ft)
First Floor	174.2 sq m	(1,875 sq ft)
Second Floor	174.2 sq m	(1,875 sq ft)
Third Floor	177.0 sq m	(1,905 sq ft)
Total	936.5 sq m	(10,080 sq ft)

Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 35 years from 24th November 1993 at a current rent of £125,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.halifax.co.uk

For the year ended 31st December 2017, Bank of Scotland plc reported a pre-tax profit of £2.804bn, shareholders' funds of £13.52bn and a net worth of £13.083bn. (Source: Experian 07.06.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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 144 Hanley.

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 Rachel Ellison, BTMK Commercial & Commercial Law Tel: 01702 238553 e-mail: rachel.ellison@btmk.co.uk



Let to Bank of
Scotland plc until
November 2028 without breaks

LOT 144