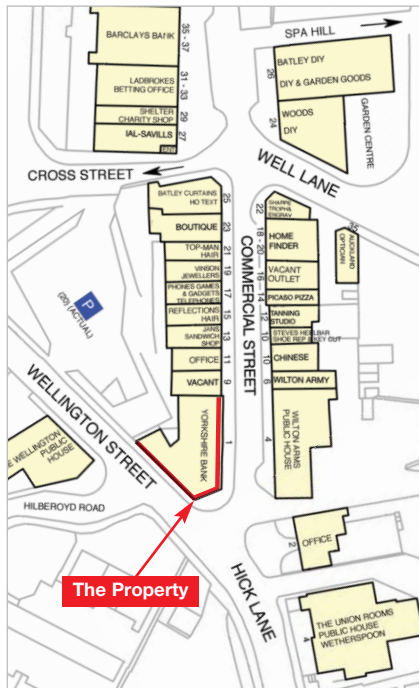


Batley

1 Commercial Street Near Leeds West Yorkshire WF17 5HN

- Freehold Bank Investment
 - Let to Yorkshire Bank plc
 - Reversion 2015
 - Current Rent Reserved
- £17,600 pa**



Tenure

Freehold.

Location

Batley is a Yorkshire market town with a population of some 48,000, approximately 9 miles south-west of Leeds and approximately 3 miles south of Junction 27 of the M62 and M621 motorways which provide direct access to Leeds and Bradford.

The property is situated at the prominent junction of Hick Lane, Wellington Street and Commercial Street close to the main retail thoroughfare which includes Abbey National, Superdrug, Tesco, Ladbrokes and Barclays amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide a banking hall, ground floor offices with first floor staff and storage accommodation. The second floor is currently unoccupied. The property benefits from a strong room and a basement which is used for storage.

The property provides the following accommodation and dimensions:

Gross Frontage	20.7 m	(67' 11")
Shop & Built Depth	9.0 m	(26' 03")
Basement	44.6 sq m	(480 sq ft)
First Floor	193.0 sq m	(2,078 sq ft)
Second Floor	139.7 sq m	(1,504 sq ft)

Tenancy

The entire property is at present let to YORKSHIRE BANK PLC for a term of 15 years from 7th August 2000 at a current rent of £17,600 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 188.

Yorkshire Bank plc is a trading name of Clydesdale Bank plc and part of National Australia Bank.

VAT

VAT is not applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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