



Tenure

Freehold.

Location

Silsden is an attractive town lying in the Aire Valley approximately 6 miles to the west of Ilkley, 4 miles to the south of Skipton and 16 miles to the north-west of Leeds.

The property is situated on the west side of Kirkgate occupying a prominent position within the main retail area of the town centre. Occupiers close by include Skipton Building Society, Rowlands Pharmacy and Walker Foster Solicitors.

Description

The property is arranged on basement, ground and two upper floors to provide banking hall facilities with ancillary accommodation. The first and second floor provide residential accommodation that has been sold off on a long lease. To the rear there is a small car park providing space for approximately two vehicles.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 26-95 Bands D-F (Copies 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 no later than 12 noon on Wednesday 8th October by emailing viewings@allsoy.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 205 Silsden**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	The Royal Bank of Scotland plc (Not in occupation) (1)	Ground Floor 93.90 sq m (1,011 sq ft) Basement – Not inspected	Term of years from 09.06.2005 to 23.06.2027 Rent review every 5th year Tenant break option on 24.06.2015 FR & I. Service charge cap.	£9,000 p.a.	Rent Review 2015
First & Second Floor	Individual	First & Second Floor Maisonette	125 years from 27.04.2012	£100 p.a.	Reversion 2137

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com).
NB. Not inspected by Allsop. Floor areas adopted from www.voa.gov.uk

Total £9,100 p.a.

Silsden

59 & 61 Kirkgate

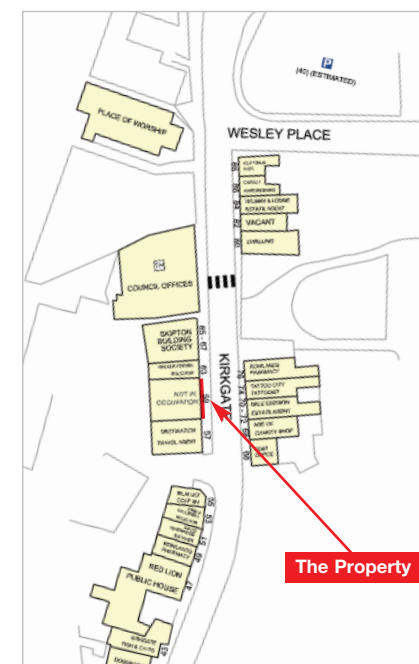
West Yorkshire

BD20 0PD

- **Freehold Bank and Residential Ground Rent Investment**
- Bank let to The Royal Bank of Scotland plc (not in occupation)
- Town centre location
- No VAT applicable
- Total Current Rents Reserved
£9,100 pa

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**SIX WEEK COMPLETION
AVAILABLE**



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 Mrs L Davison, Nabarro LLP. Tel: 0114 279 4015 e-mail: l.davison@nabarro.com