

Tenure

Freehold.

Location

Otley is an attractive and busy market town some 9 miles north-west of Leeds, 9 miles north of Bradford and 10 miles south-west of Harrogate. The A660 provides direct access to Leeds city centre and the M621. The property is situated within the town centre in a prominent corner position being at the junction of Manor Square and Westgate. Occupiers close by include Halifax, Specsavers, NatWest, Ladbrokes, Greggs, Superdrug and BHF.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with a strong room to the rear and ancillary basement accommodation. There are seven self-contained flats above at first and second floor level which have been sold off on a long lease.

VΔT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Thursday 14th March by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please email your viewing request with full contact details to viewings@allsop.co.uk In the subject box of your email please ensure that you enter **Lot 20 Otley**.

Energy Performance Certificate

For EPC Rating please see website.

Shop Depth 12.15 m (39' 10") Built Depth 17.65 m (57' 10") Ground Floor Banking Hall 152.55 qm (1639 sq ft) Ground Floor Ancillary 57.10 sq m (615 sq ft) Basement 24.50 sq m (264 sq ft)	No.	Lease Terms					Current Rent £ p.a.	Next Review/ Reversion		
Total 233.85 sq m (2,518 sq ft)	Ground Floor	and even subject to option t	nt reviews 2010 ectively FR & I, ere is a tenant's	2010 and ev & I, subject ant's option	every 5th y ct to a sch on to deter	nedule of cond mine the leas	er dition	£25,000 p.a.	Rent Review	v 2015
Upper Floors LGP (Brighouse) Ltd First & Second Floor comprising 7 Self-Contained Flats 999 years from 10.06.2010 Peppercorn p.a. F	Upper Floors	.06.2010	years from 10	n 10.06.201	010			Peppercorn p.a.	Reversion 3	009

⁽¹⁾ Website Address: www.barclays.co.uk. For the year ended 31st December 2011, Barclays Bank plc did not report a turnover but reported pre-tax profiits of £5.974bn, shareholders' funds of £62.078bn and a net worth of £54.232bn. (Source: riskdisk.com 21.02.13)

Total £25,000 p.a.

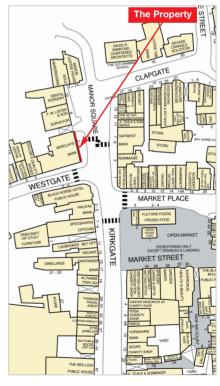
Otley
2/4 Manor Square
West Yorkshire
LS21 3AP

- Prominent Town Centre
 Freehold Bank & Residential
 Ground Rent Investment
- Let to Barclays Bank plc on a lease expiring in 2026 (2)
- No VAT applicable
- Rent Review 2015
- Total Current Rents Reserved

£25,000 pa

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 J Mawbey-Shaw, Wilsons Solicitors. Tel: 0113 258 6888 Fax: 0113 258 1188 e-mail: james.mawbey-shaw@lawoffice.co.uk

Joint Auctioneer D Stephenson, Bradbury Stephenson. Tel: (01535) 654941