



### Tenure

Freehold.

### Location

Thirsk is a prosperous agricultural market town located some 20 miles north of York and 10 miles south of Northallerton. The town enjoys excellent road communications with the A19 passing through the town, whilst the A168 leads south to the A1(M).

This corner property is situated on the east side of Millgate (A61), between its junctions with Finkle Street and St James Green. Occupiers close by include British Heart Foundation, Timpson, Cancer Research UK, Santander, Greggs, Caffè Nero, NatWest, The Co-op, Holland & Barrett, Boots and WH Smith, amongst others.

### Description

This corner property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with ancillary accommodation on basement and part first floor levels. The remainder of the first and second floors provide self-contained office accommodation which is not presently used and is accessed from the front and may be suitable for conversion to residential. The property benefits from a large rear garden.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>26.60 sq m</b>	<b>(286 sq ft)</b>
<b>Ground Floor</b>	<b>137.55 sq m</b>	<b>(1,481 sq ft)</b>
<b>Part First Floor</b>	<b>17.95 sq m</b>	<b>(193 sq ft)</b>
<b>First Floor Office</b>	<b>22.80 sq m</b>	<b>(245 sq ft)</b>
<b>Second Floor Office</b>	<b>65.85 sq m</b>	<b>(709 sq ft)</b>
<b>Third Floor</b>	<b>50.75 sq m</b>	<b>(546 sq ft)</b>
<b>Total</b>	<b>294.40 sq m</b>	<b>(3,169 sq ft)</b>

### Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 4th June 2008 at a current rent of £37,147.97 per annum. The lease provides for annual rent reviews linked to RPI (capped and collared to a minimum of 2.5% and maximum of 5.5%) and contains full repairing and insuring covenants. Therefore, the rent will rise to a minimum of:

4th June 2019 – £38,076.67 per annum

4th June 2020 – £39,028.59 per annum

4th June 2021 – £40,004.30 per annum

4th June 2022 – £41,004.41 per annum

### Tenant Information

Website Address: [www.hsbc.co.uk](http://www.hsbc.co.uk)

For the year ended 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.370bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian 18.07.2018.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.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 3rd October. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.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 149 Thirsk**.

## Thirsk

### 77 Market Place

### North Yorkshire

### YO7 1EU

- **Attractive Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Prominent town centre location
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved

**£37,147.97 pa**

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