



Tenure

Freehold.

Location

Rochdale is an important commercial and retailing centre located approximately 12 miles north of Manchester and serving a population of 94,000. The town enjoys excellent road communications, being adjacent to the M62 Trans-Pennine Motorway (Junctions 20 and 21). The property is situated on the south side of Yorkshire Street, which acts as the town's principal retail pitch and is close to the WheatSheaf Shopping Centre.

The property is immediately adjacent to Nationwide Building Society and William Hill. Other occupiers close by include Farmfoods, Sayers, RSPCA and British Heart Foundation.

Description

The property is arranged on ground, basement and two upper floors to provide a ground floor banking hall with ancillary accommodation above. The property benefits from rear access.

The property provides the following accommodation and dimensions:

Gross Frontage	6.17 m	(20' 3")
Net Frontage	5.56 m	(18' 3")
Bank Depth	16.49 m	(51' 4")
Built Depth	20.35 m	(66' 9")
Basement	44.96 sq m	(484 sq ft)
Ground Floor	100.56 sq m	(1,070 sq ft)
First Floor	46.17 sq m	(497 sq ft)
Second Floor	48.40 sq m	(521 sq ft)
Total	240.09 sq m	(2,584 sq ft)

Tenancy

The entire property is at present let to THE CO-OPERATIVE BANK PLC for a term of 10 years from 19th December 2013 at a current rent of £15,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. The lease contained a tenant's option to break at the end of the third anniversary which the tenant did not operate.

Tenant Information

No. of Branches: 68.

Website Address: www.co-operativebank.co.uk

For the year ended 31st December 2017, The Co-operative Bank plc did not report a turnover, but reported a pre-tax profit of £216m, shareholders' funds of £1.505bn and a net worth of £1.424bn. (Source: Experian 23.07.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 96 Band D (Copy 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 with us in advance no later than 12 noon on Wednesday 3rd October. 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 189 Rochdale**.

Rochdale

110 Yorkshire Street

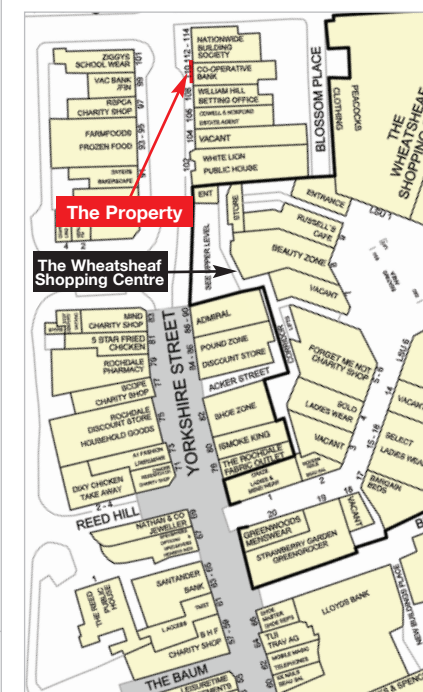
Greater Manchester

OL16 1JY

- **Attractive Freehold Bank Investment**
- Town centre location
- Let to The Co-operative Bank plc
- No VAT applicable
- Reversion 2023
- Current Rent Reserved

£15,000 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

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