

# **Barnsley** **TSB Bank plc** **17 Market Hill** **South Yorkshire** **S70 2PP**

- **Freehold Bank Investment**
- Let to TSB Bank plc
- Town centre location
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved  
**£18,000 pa**



## **Tenure**

Freehold.

## **Location**

Barnsley, with a population of 75,000, is located 15 miles north of Sheffield and 17 miles west of Doncaster. The town benefits from good road communications being situated adjacent to the M1 motorway (Junction 37).

The property is situated on Market Hill within the town centre close to the junction with the pedestrianised Queen Street and Eldon Street. Occupiers close by include a number of other banks including Yorkshire Bank, NatWest, Halifax, Santander, Yorkshire Building Society and Nationwide, whilst other retailers include Greggs, Marks & Spencer, Boots, Costa and Specsavers.

## **Description**

The property is arranged on basement, ground and two upper floors to provide a banking hall with ancillary accommodation.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>73.5 sq m</b>	<b>(791 sq ft)</b>
<b>Ground Floor</b>	<b>122.8 sq m</b>	<b>(1,322 sq ft)</b>
<b>First Floor</b>	<b>87.7 sq m</b>	<b>(944 sq ft)</b>
<b>Second Floor</b>	<b>40.3 sq m</b>	<b>(434 sq ft)</b>
<b>Total</b>	<b>324.3 sq m</b>	<b>(3,491 sq ft)</b>

NB. Not inspected by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

## **Tenancy**

The entire property is at present let to TSB BANK PLC for a term of years from 23rd December 2014 to 23rd October 2021 at a current rent of £18,000 per annum. The lease provides for a rent review in 2016 and contains full repairing and insuring covenants. There is a tenant's break option on 24th October 2016.

## **Tenant Information**

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

For the year ended 31st December 2013, TSB Bank plc did not report a turnover, but reported a pre-tax profit of £74.5m and shareholders' funds and a net worth of £1.295bn. (Source: riskdisk.com 16.04.2015)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.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 no later than 12 noon on Wednesday 6th May by emailing: [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 133 Barnsley'.

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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