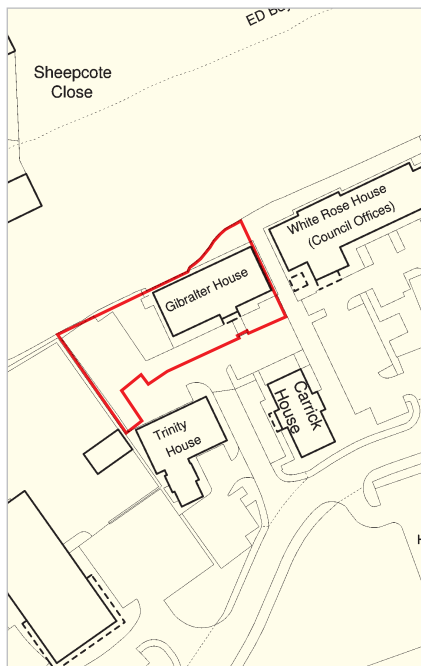


Northallerton
Gibraltar House
Plot C Northallerton
Business Park
North Yorkshire
DL6 2NA

- **Modern Freehold Office Investment**
- Comprising a total of 713.7 sq m (7,682 sq ft) with on-site parking for 35 cars
- Let to NHS Property Services on two leases
- Located within an established office location
- Rent Review 2021
- Total Current Rents Reserved

£88,348 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Northallerton, the county town of North Yorkshire, is an attractive and prosperous market town situated on the A684 between the A19 and A1. The town has a population of approximately 16,000.

The property is located within an established office location, to the north of Thurston Road. The property has good access to the A168, and is in between both the A19 and A1 Motorway. The property also benefits from being close to the High Street.

Occupiers close by include Toyota and Allerton Steel, amongst many others within the business centre.

Description

The property is arranged on ground and one upper floor to provide a modern two storey office building with on-site parking for 35 cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	NHS Property Services Ltd (1)	Ground Floor 356.8 sq m (3,840 sq ft)	5 years from 25.08.2016 (2) FR & I	£42,995 p.a.	Reversion 2021
First	NHS Property Services Ltd (1)	First Floor 356.9 sq m (3,842 sq ft)	10 years from 25.08.2016 (3) Rent review every 5th year FR & I	£45,353 p.a.	Rent Review 2021

(1) Website Address: www.property.nhs.uk

For the year ended 31st March 2017, NHS Property Services Ltd reported a turnover of £792.296m, a pre-tax loss of -£32.786m, shareholders' funds of £3,269,287,000 and a net worth of £3,269,287,000. (Source: Experian 10.08.2018.)

The properties have been underlet to NHS Foundation Trusts. We understand from the vendor that the tenants have been in occupation since March 2006.

(2) The lease contains a tenant's option to break on the 2nd anniversary of the term and rolling, subject to 9 months' written notice.

(3) The lease contains a tenant's option to break on the 5th and 7th anniversaries of the term subject to 6 months' written notice.

Total £88,348 p.a.

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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