

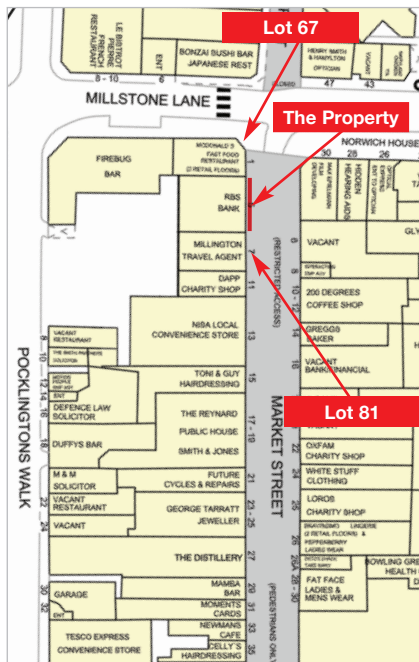
Leicester

5 Market Street Leicestershire LE1 6DN

- **Freehold City Centre Bank Investment**
- Comprising a total of 954 sq m (10,263 sq ft)
- Entirely let to The Royal Bank of Scotland plc until 2026 (no breaks)
- Pedestrianised city centre location adjacent to McDonald's
- Close to De Montfort University
- Potential to convert upper floors to residential use (1)
- Rent Review 2016 outstanding
- Total Current Rents and Licence Fee Reserved

£123,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 Motorway (Junction 21) and its junction with the M69 Motorway. The city also benefits from regular rail services to London and the north.

The property is located on the west side of the pedestrianised Market Street, close to its junction with Millstone Lane. De Montfort University, The University of Leicester, Leicester Royal Infirmary and Leicester Rail Station are all nearby.

Occupiers close by include McDonald's (adjacent), Santander, Yorkshire Bank, State Bank of India, TSB, Nisa, Toni & Guy, Tesco Express, Caffè Nero, Subway, White Stuff, Fat Face, Greggs and Holland & Barrett, amongst many others.

Description

This attractive property is arranged on basement, ground and three upper floors to provide a ground floor banking hall, with ancillary staff and office accommodation above. The basement provides storage accommodation and a strong room.

Planning (1)

The upper floors may have future potential for residential use, subject to the existing lease and obtaining all necessary consents. All enquiries should be made to Leicester City Council.

Website: www.leicester.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 104 Band E (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 24th January. Please email viewings@alltop.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 73 Leicester.

No.	Present Lessee	Accommodation (2)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
5	The Royal Bank of Scotland plc (1)	Basement	232 sq m	(2,494 sq ft)	35 years from 24.06.1991 Rent review every 5th year FR & I	£120,000 p.a.	Rent Review 2016 outstanding
		Ground Floor	240 sq m	(2,578 sq ft)			
		First Floor	209 sq m	(2,253 sq ft)			
		Second Floor	127 sq m	(1,365 sq ft)			
		Third Floor	146 sq m	(1,573 sq ft)			
		Total	954 sq m	(10,263 sq ft)			
ATM	The Royal Bank of Scotland plc	ATM			Licence Fee	£3,000 p.a.	
(1) The Royal Bank of Scotland was established in 1724 and currently trades from approximately 700 branches. It forms part of The Royal Bank of Scotland Group plc together with NatWest and Ulster Bank. (2) Not inspected by Allsop. Areas taken from old marketing details.						Total £123,000 p.a.	

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(2) Not inspected by Alltop. Areas taken from old marketing details.

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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