



## Tenure

Freehold.

## Location

Wetherby is a prosperous West Yorkshire market town located between Leeds and York and adjacent to the A1(M) trunk road. The property, which is in a Conservation Area, is situated at the junction of High Street and the western corner of Market Place in the heart of the town centre.

Occupiers close by include Thomson Travel, Lloyds Bank, Halifax Bank, Boots and HSBC and a Morrisons Supermarket within The Horsefair Centre.

## Description

This attractive and substantial property is arranged on basement, ground and two upper floors to provide a NatWest banking hall which benefits from ancillary accommodation in the basement and on part first and second floors. There are further self-contained offices on the remainder of the upper floors, which are approached via an entrance on the northern end of the building and have planning for residential conversion.

## VAT

VAT is not applicable to this lot.

## Planning

The first and second floors (excluding the area occupied by the bank) have planning permission for change of use to three flats. (Application No. 13/01903/FU).

Local Planning Authority: [www.leeds.gov.uk](http://www.leeds.gov.uk)

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

Range from EPC Rating 104-171 Bands E-G (Copies available on website).

## Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your email, please ensure you enter **Lot 99 Wetherby**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc (1)	Gross Frontage 18.6 m (61') Shop Depth 11.4 m (37' 5") Built Depth 13.9 m (45' 7") Basement (3) 72.5 sq m (3) (780 sq ft) Part First Floor 18.00 sq m (193 sq ft) Part Second Floor (2) 32.75 sq m (352 sq ft)	Term of years from 09.06.2005 to 23.06.2025 Rent review in 2020 to a minimum 7.5% increase FR & I. Service charge cap	£32,825 p.a.	Rent Review 2020 to a minimum of £35,286.88 p.a.
Part First Floor Offices	Jeal & Co Ltd (Accountants)	First Floor Offices (3) (See Planning paragraph)	86.00 sq m (926 sq ft)	Term of years from 29.05.2012 to 06.05.2017 FR & I Service charge cap	£9,250 p.a. Reversion May 2017
Part Second Floor Offices	Vacant	Second Floor Offices (3) (See Planning paragraph)	77.35 sq m (833 sq ft)	—	—

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: [www.rbs.com](http://www.rbs.com))  
(2) Area excludes a room which was not accessed during inspection. It is estimated at 14 sq m (151 sq ft).  
(3) Not inspected by Allsop. Floor areas sourced from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £42,075 p.a.**

# Wetherby

## 47/51 High Street

## West Yorkshire

## LS22 4LS

- **Freehold Bank and Office Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2025 without breaks
- Offices on upper parts with planning permission for change of use to three flats
- Attractive and substantial building in the heart of this prosperous and popular town centre
- Bank Rent Review in 2020 to a minimum of £35,286.88pa
- VAT is not applicable
- Total Current Rents Reserved  
**£42,075 pa**  
**plus Vacant Offices**

On the Instructions of  
**threadneedle.**

**SIX WEEK COMPLETION AVAILABLE**

