

Cowdenbeath

92 High Street

Fife

KY4 9NF

- **Heritable Bank Investment**
 - Let to TSB Bank plc on a lease expiring in 2024 (1)
 - Tenant has been in occupation since at least 1999
 - Town centre location
 - Rent Review 2019
 - No VAT applicable
 - Current Rent Reserved
- £10,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Heritable.

Location
Cowdenbeath is a town in West Fife, located 5 miles north-east of Dunfermline and 20 miles north of Edinburgh. The A92 dual carriageway provides access to the M90 Motorway (Junction 3) 3 miles to the west.
The property is situated on the west side of High Street close to the junction with Union Street and the mainline station. Occupiers close by include Ladbroke's and RBS amongst many other local traders.

Description
The property is arranged on ground floor only to provide a banking hall. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	11.70 m	(38' 5")
Net Frontage	10.30 m	(33' 9")
Shop Depth	9.90 m	(32' 6")
Built Depth	17.35 m	(56' 11")
Ground Floor	125 sq m	(1,345 sq ft)

Tenancy
The property is at present let to TSB BANK PLC for a term of 10 years from 25th December 2014 at a current rent of £10,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

There is a concessionary rent for the first 12 months of the term to £5,000 per annum. The Vendor will top-up the rent such that the purchaser will effectively receive £10,000 per annum from completion until 24th December 2015.

(1) There is a lessee's option to determine the lease at the end of the fifth year. If it is not exercised the tenant will be granted a 6 month rent free period from 25th December 2019.

Tenant Information

Website Address: www.tsb.co.uk

For the year ended 31st December 2014, the lessee did not report a turnover but reported a pre-tax profit of £169.4m and shareholders' funds and a net worth of £1.642bn. (Source: Experian 03.06.2015)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 106 Band G (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 no later than 12 noon on Wednesday 24th June by emailing: viewings@alltop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 85 Cowdenbeath'.

