North Yorkshire TS1 1RS

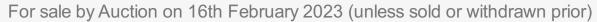
For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)





Freehold Bank and Office Investment

North Yorkshire TS1 1RS





Property Information

Freehold Bank and Office Investment

- Let to HSBC Bank plc
- Substantial Established Bank premises with Self Contained Office accommodation
- Tenant in occupation for at least 16 years
- Approximately 1,288 sq m (13,866 sq ft)
- Residential conversion potential of upper parts (Subject to Consents)
- Application to Install New ATM'S / Cash Machines Received from HSBC.
- Prominent town centre corner location
- 70 metres west of the entrance to the 50 unit Cleveland Shopping Centre
- Nearby retailers include Boots the Chemist, Holland & Barrett, The Body Shop, Marks & Spencer, Tesco Express, Next, Foot Locker, Sports Direct and JD Sports

Lot

19

Auction

16th February 2023

Rent

£92,000 per Annum Exclusive

Status Available

2,000 per Aminum Exclusive

Auction Venue

Sector Bank

Live Streamed Auction

Live Streamed Auction

Location

Miles 32 miles s

32 miles south of Newcastle upon Tyne, 42 miles north of York,

65 miles north of Leeds

Roads A19, A66, A172

Rail Middlesbrough railway station

Air Newcastle Airport

Situation

The property is prominently situated at the busy junction of Albert Road and Corporation Road, the town's principal pedestrianised retail thoroughfare and benefits from being directly opposite Middlesbrough Town Hall and from being some 70 metres east of the entrance to major 50 unit Cleveland Shopping Centre. Neighbouring retailers include Boots the Chemist, Holland & Barrett, The Body Shop, Marks & Spencer, Tesco Express, Next, Foot Locker, Sports Direct and JD Sports.

Tenure

Freehold

EPC

See Legal Pack

Description

The property, a substantial, attractive and prominent corner building, comprises banking hall with ancillary accommodation on the ground floor and basement and self contained office accommodation on the first, second and third floors. The offices benefit from a separate entrance on via Albert Road and may be suitable for residential conversion subject to consents.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Basement First Second Third	Banking Hall/Office/Ancillary Ancillary Office Office Office	333.40 210.60 322.20 277.90 144.10	(3,589) (2,267) (3,468) (2,991) (1,551)	HSBC BANK PLC (CRN: 00014259) (1)	15 years from 03/08/2006	£92,000	02/08/2021. The tenant is currently holding over (3)
Total Approximate Floor Area		1,288.20	(13,866) (2)			£92,000	

⁽¹⁾ For the year ending 31st December 2021, HSBC Bank plc (CRN00014259) reported pre-tax profits of £1,023,000,000 and a net worth of £22,690,000,000. (Source: Northrow Company Report 25/01/2023)

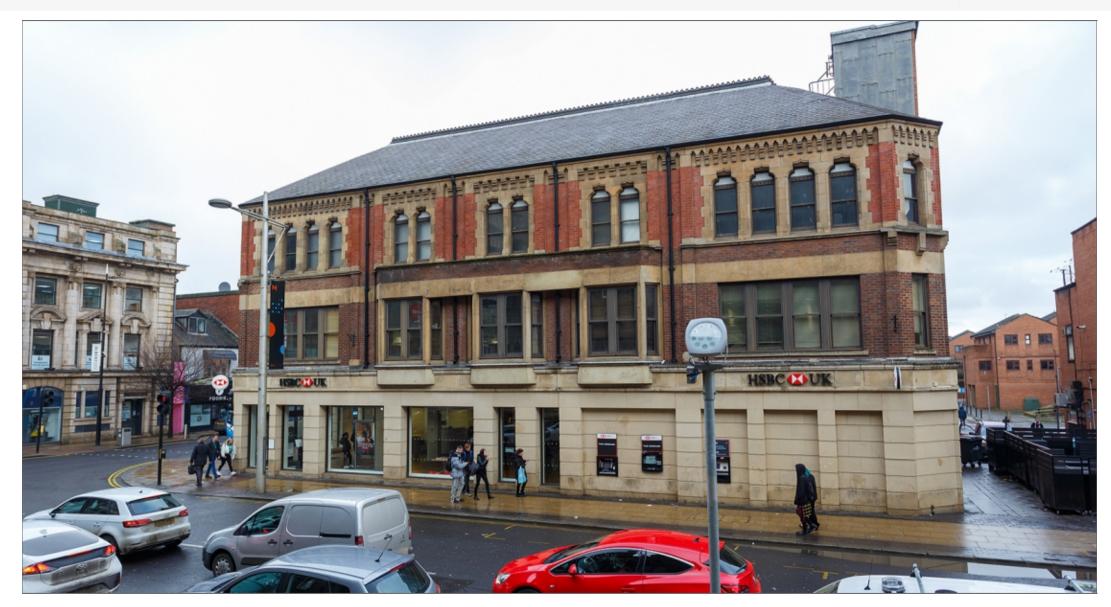
⁽²⁾ The floors areas stated above are those publishes by the Valuation Office Agency at (www.tax.service.gov.uk)

⁽³⁾ An application to install new ATM / Cash Machines at the property has been received from HSBC, a copy of the application is available within the Legal Pack.

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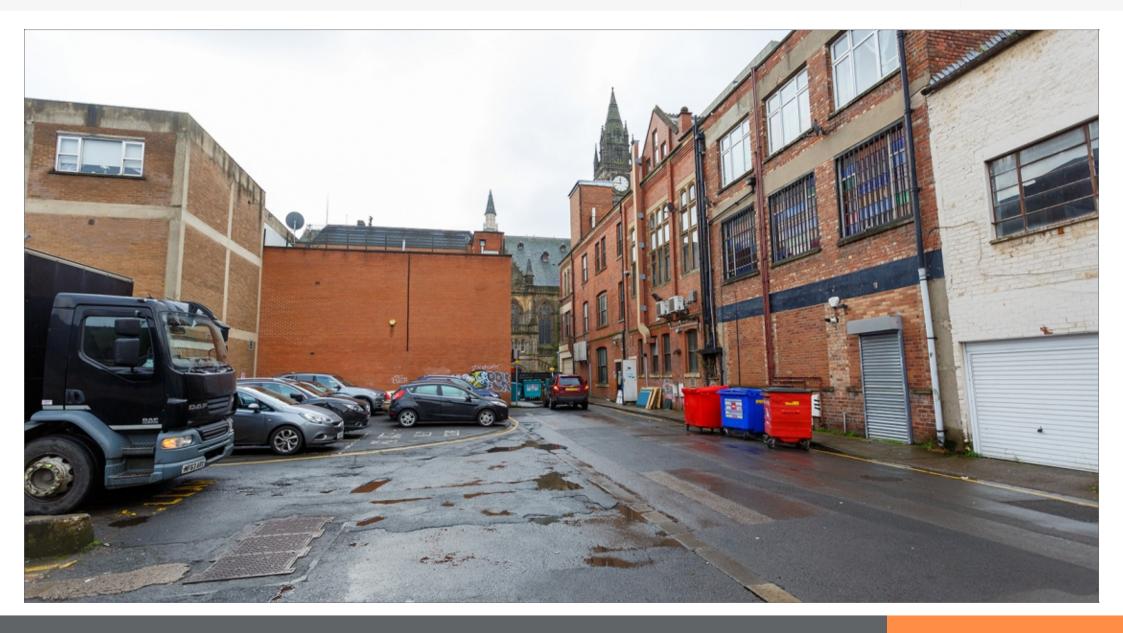


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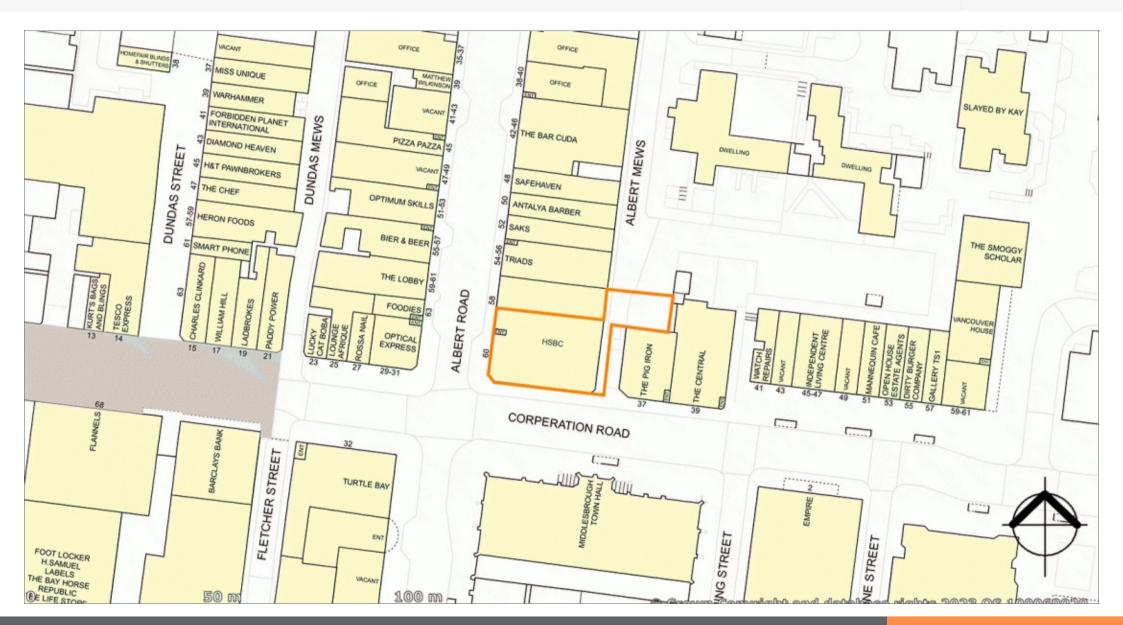


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Gareth Jones 01642 087365 G.jones@endeavour.law

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Freehold Bank and Office Investment