

Lot 17, Barclays Bank, 193 High Street, Northallerton, North Yorkshire, DL7 8LJ

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Prime Freehold Bank Investment

www.acuitus.co.uk

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Property Information

Prime Freehold Bank Investment

- Entirely let to Barclays Bank UK plc
- Tenant in occupation for over 90 years
- Approximately 4,532 sq ft plus large site to rear for parking
- VAT free investment
- Prime trading location in affluent historic market town
- Nearby retailers include M&S Foodhall, Tesco Superstore, Superdrug, Boots the Chemist, The Edinburgh Woollen Mill, Joules, Waterstones, Halfords, Greggs and Domino's

Lot

17

Auction

30th March 2023

Rent

£90,000 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

On Behalf of Trustees

Location

Miles

22 miles south-west of Middlesbrough, 31 miles north-west of York

Roads

A1 (M), A19, A167, A168, A684

Rail

Northallerton Railway Station

Air

Leeds Bradford Airport

Situation

Northallerton lies in the Vale of Mowbray and serves as the county town of North Yorkshire. The property is situated in a prime trading position on the western side of High Street, Northallerton's principal retailing thoroughfare. Nearby retailers include M&S Foodhall, Tesco Superstore, Superdrug, Boots the Chemist, The Edinburgh Woollen Mill, Joules, Waterstones, Halfords, Greggs and Domino's. High Street provides on street car parking for approximately 70 cars.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a banking hall and ancillary accommodation arranged on the ground floor and basement, with office accommodation arranged on the first and second floors. The property benefits from a large site to the rear with car parking for about 12 cars.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Banking Hall	232.44	(2,502)	BARCLAYS BANK UK PLC (1)	15 years from 29/09/2012 (2) on a full repairing and insuring lease	£90,000
Basement	Ancillary	18.58	(200)			
First	Offices/Ancillary	123.56	(1,330)			
Second	Ancillary	46.45	(500)			
Total		421.03	(4,532)			£90,000

(1) For the year ending 31st December 2021, Barclays Bank UK plc reported a turnover of £20,001,000,000, a pre-tax profit of £5,638,000,000 and a net worth of £55,038,000,000 (www.northrow.com).

(2) The property was originally let for a term of 10 years from 29/09/2012 and was subsequently extended for a further five years in September 2022. The lease is subject to a tenant only option to determine on 28/09/2025.

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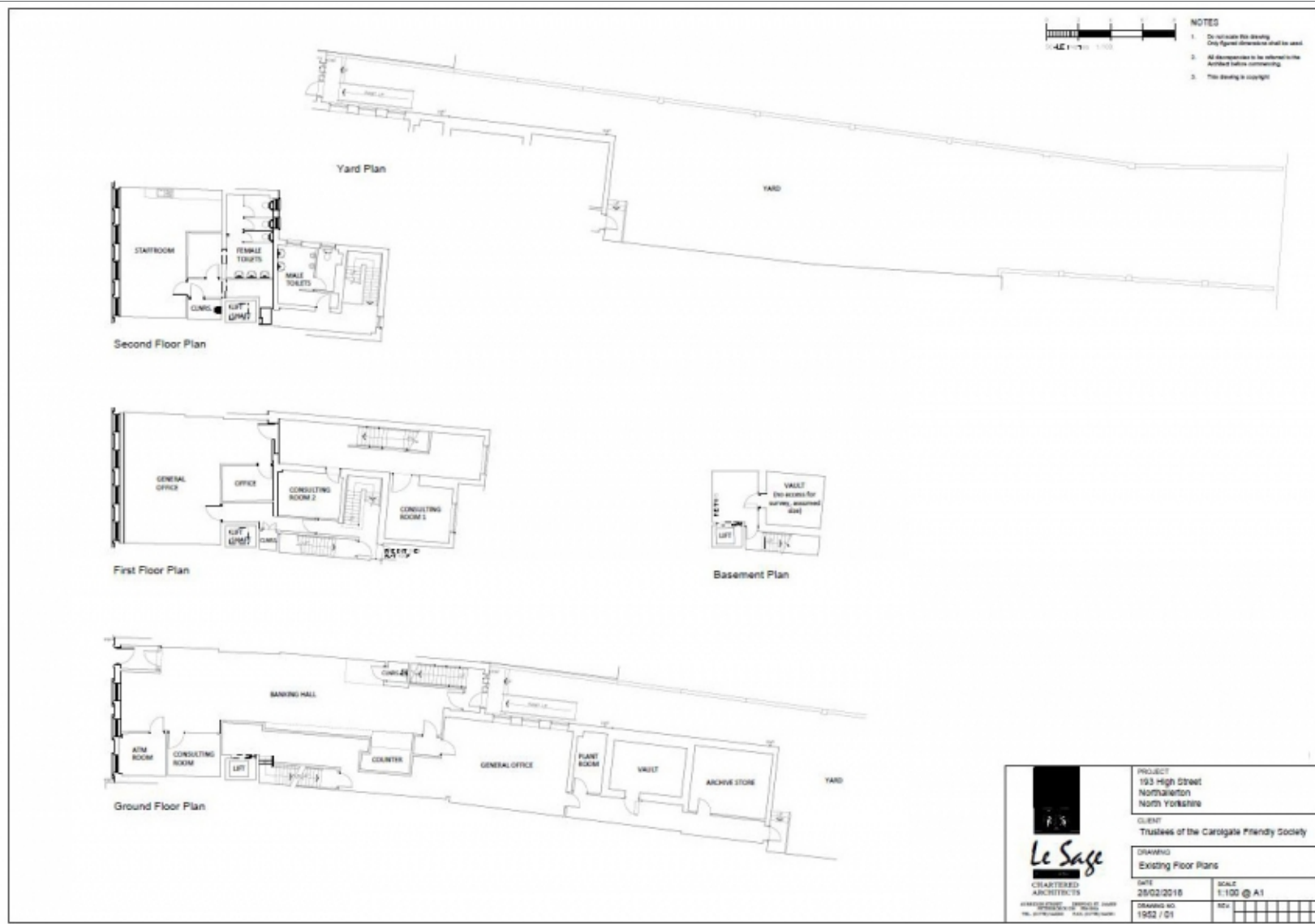
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September 2020