

Lot 35, Barclays Bank/Tiddlywinks Nursery, Chapel Street, Easingwold, York YO61 3AE

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Bank and Nursery Investment

- Ground Floor Bank and first floor day nursery
- Bank Let to Barclays until 2027
- Barclays June 2022 break option not exercised
- Established private day nursery t/a Tiddlywinks
- Change of use potential (subject to consents)
- Affluent Market Town with Excellent road access
- VAT Free Investment

Lot

35

Auction

13th July 2023

Rent

£33,200 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

Location

Miles

10 miles north of York, 15 miles north-east of Harrogate

Roads

A1, A19, A170

Rail

York Railway Station, Thirsk Railway Station

Air

Leeds Bradford Airport

Situation

Easingwold is an attractive market town located some 10 miles north of York. The property is situated on the eastern side of Chapel Street in the centre of town, adjacent to the Easingwold Tourist Office, the Galtres Leisure Centre and car park.

Tenure

Freehold.

Description

The property comprises a ground floor banking hall with first floor self-contained children's nursery accommodation. The property also benefits from a garden, garage, on-site car parking and an extensive site area of approximately 0.1 Ha (0.24 Acres).

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	146.30	(1,574)	BARCLAYS BANK PLC (1)	20 years from 20/06/207 until June 2027	£22,200
First	Nursery	147.58	(1,588)	TIDDLYWINKS EASINGWOLD LTD t/a Tiddlywinks (2)	10 years from 21/03/2006 Holding Over	£11,000
Total		293.88	(3,162) (3)			£33,200

(1) For the year ending 31/12/2021 Barclays Bank 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 (NorthRow 19/06/2023).

(2) The most recent Ofsted inspection dated 19/10/2022 graded the Overall Effectiveness of the nursery as "Outstanding" (www.ofsted.gov.uk 19/06/2023) (www.tiddlywinkseasingwold.co.uk).

(3) The floor areas for the ground floor bank accommodation has been provided by the Valuation Office Agency (www.voa.gov.uk).

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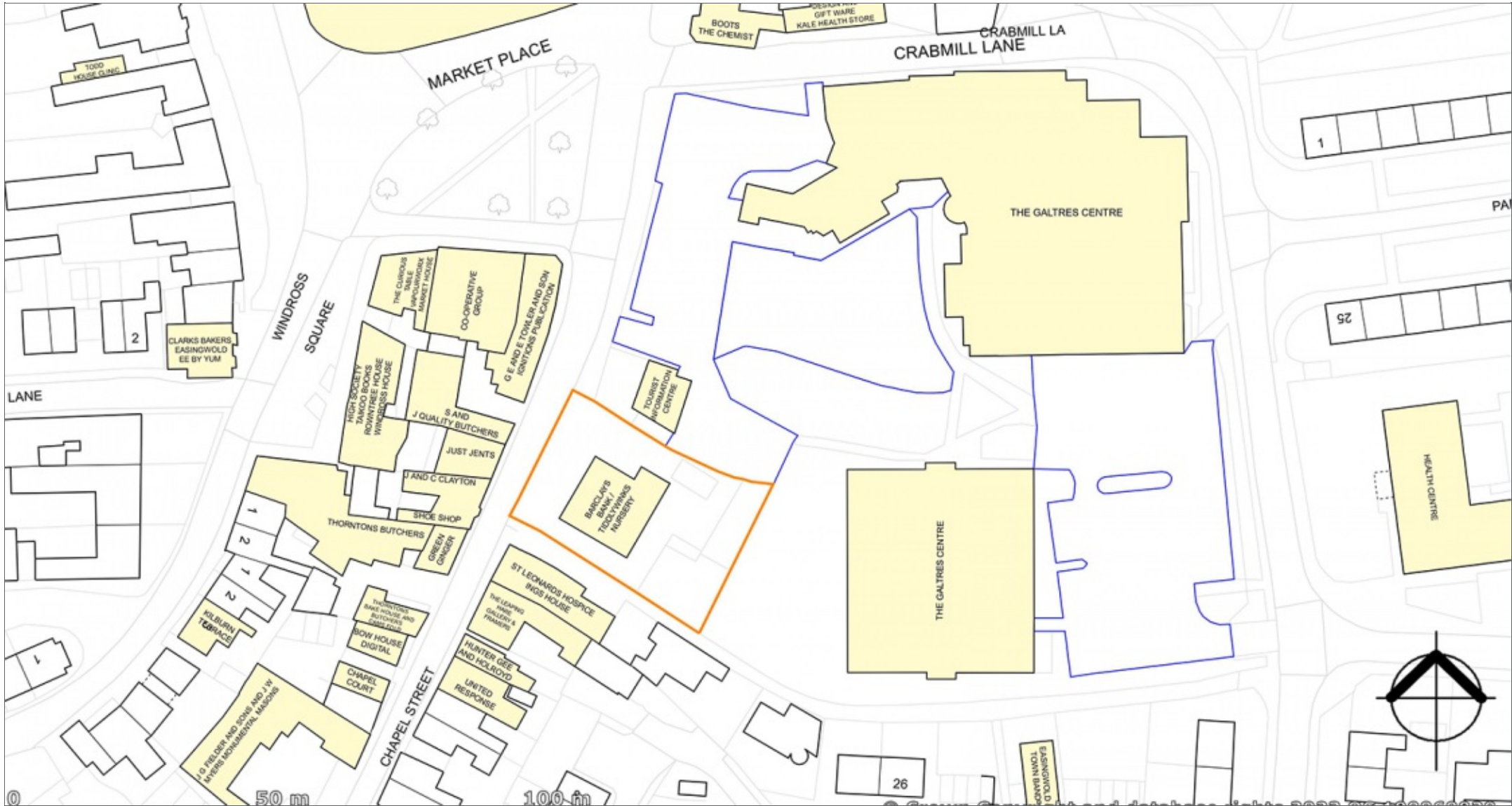
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September 2020