

Lot 45, 6 Market Place, Retford, Nottinghamshire DN22 6HB

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Bank Investment with Immediate Asset Management Opportunities

www.acuitus.co.uk

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Property Information

Freehold Bank Investment with Immediate Asset Management Opportunities

- Let to Bank of Scotland Plc - a part of Lloyds Banking Group (tenant not in occupation)
- Lease expires December 2031 (No breaks)
- Tenant offered £200,000 in July 2024 for full and final lease surrender - please see legal pack
- VAT-free investment
- Prominent town centre location
- Nearby occupiers include Aldi, B&M, Boots the Chemist, Superdrug, HSBC, Santander, Costa Coffee, Greggs and JD Wetherspoon

Lot

45

Auction

25th September 2024

Rent

£36,400 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

Location

Miles

20 miles north-west of Lincoln, 26 miles south-east of Sheffield, 30 miles north-east of Nottingham

Roads

A1, A57, A620, A638

Rail

Retford Railway Station

Air

East Midlands Airport

Situation

The property is prominently situated on the east side of Market Place, in the heart of the town centre. Nearby occupiers include Aldi, B&M, Boots the Chemist, Superdrug, HSBC, Santander, Costa Coffee, Greggs and JD Wetherspoon.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a former banking hall arranged on the ground floor with ancillary/office accommodation on the first floor.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Banking Hall Ancillary	211.73 77.67	(2,279) (836)	BANK OF SCOTLAND PLC (1) (t/a Halifax)	15 years from 29/12/2016 on a full repairing and insuring lease	£36,400	29/12/2026
Total		289.40	(3,115)			£36,400	

(1) For the year ending 31/12/2023, Bank of Scotland Plc reported a turnover of £12,543,000,000, a pre-tax profit of £351,000,000 and a net worth of £16,139,000,000 (www.northrow.com). Please note the tenant is not currently in occupation.

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2024