

Lloyds Bank, 9 Wellgate Rotherham S60 2LU

lot 47

Freehold Bank Investment

- Lloyds Bank holding over
- Town centre location
- Nearby occupiers include RBS Bank, WH Smith, Specsavers and HSBC Bank
- Six Week Completion

Rent
£48,000
per annum
exclusive (1)



Location

Miles: 8 miles north-east of Sheffield
33 miles south of Leeds
Roads: A629, A630, M1 (Junction 34)
Rail: Rotherham Central Rail Station
Air: Robin Hood Airport Doncaster Sheffield,
Leeds Bradford International Airport

Situation

The property is situated in a busy town centre location within 50 metres of the junction with the High Street and Doncaster Gate. There is a bus stop immediately outside the property.

Description

The property is arranged on ground and two upper floors to provide a substantial ground floor banking hall with offices and storage above.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	297.80 sq m (3,205 sq ft)	LLOYDS BANK PLC (2)	15 years from 29/09/1996 until 28/09/2011	£48,000 (1)	Holding Over
First	Ancillary	107.50 sq m (1,157 sq ft)				
Second	Ancillary	96.60 sq m (1,040 sq ft)				
Totals		501.90 sq m (5,402 sq ft)			£48,000	

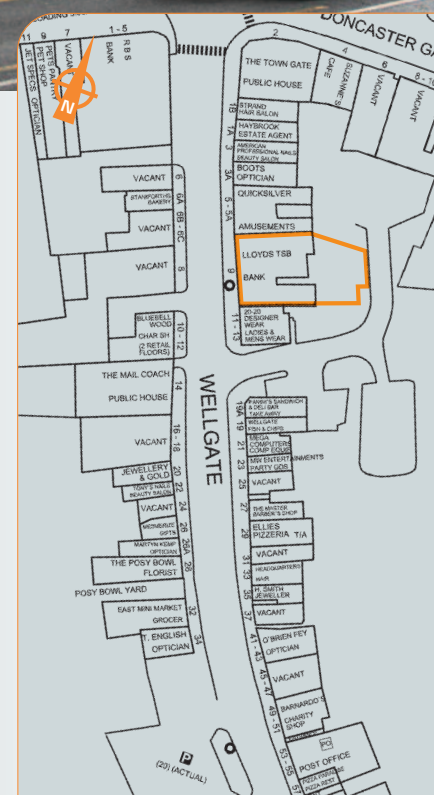
(1) The freeholder and the tenant agreed heads of terms for a new 5 year lease in April 2012 at a proposed rent of £32,000 per annum (subject to contract). The heads of terms are also subject to a signed statutory declaration being submitted to the Land Registry by the seller's solicitor once received signed by the lessee. The statutory declaration concerns an unregistered piece of land, which lies within the building. Please see the special conditions for further information.

(2) For the year ending 31st December 2012, Lloyds Bank plc reported total fixed assets of £632,694,000,000 and a total net worth of £43,593,000,000. (Source: www.riskdisk.com 06/11/2013).

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