

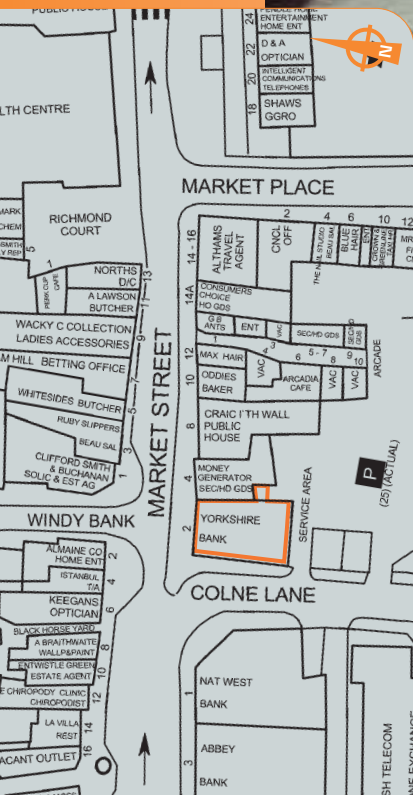
lot 29

2 Market Street, Colne, Near Burnley  
Lancashire BB8 0HT

Rent  
**£16,750**  
per annum  
exclusive with  
Imminent  
Rent Review  
to be settled.  
Notice served  
at £21,000 per  
annum exclusive

Freehold Bank Investment

- Let to Yorkshire Bank plc
- Neighbouring occupiers include Santander, Dollond & Aitchison, Co-Op, Tesco Express and NatWest Bank
- Rent review August 2010 (Notice served at £21,000 per annum exclusive)



**Location**

Miles: 8 miles north-east of Burnley  
34 miles west of Leeds  
35 miles north of Manchester  
Roads: A6068, M65, A56  
Rail: Colne Rail  
Air: Manchester Airport

**Situation**

The property is situated in the vibrant town centre at the junction of Church Street and Colne Lane. Neighbouring occupiers include Abbey Bank, Dollond & Aitchison, Co-Op, Tesco Express and NatWest Bank.

**Description**

The property comprises a GROUND FLOOR BANKING HALL with OFFICE AND ANCILLARY ACCOMMODATION on the basement and first floor.

**Tenure**

Freehold.

**VAT**

VAT is not applicable on this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Basement	Storage	54.6 sq m	(588 sq ft)	<b>YORKSHIRE BANK PLC (1)</b>	15 years from 07/08/2000 on a full repairing and insuring lease	£16,750	07/08/2010 (2)
Basement	Strong Room	15.8 sq m	(170 sq ft)				
Ground	Banking/Offices	135.0 sq m	(1,453 sq ft)				
First	Storage/Staff	86.2 sq m	(928 sq ft)				
<b>Totals</b>		<b>291.6 sq m</b>	<b>(3,139 sq ft)</b>			<b>£16,750</b>	

- (1) Yorkshire Bank plc has 188 retail branches trading in the UK and is a subsidiary of National Australia Bank Limited which in turn is a subsidiary of National Australia Group Europe Limited. (www.ybonline.co.uk)  
(2) As to the imminent 7th August 2010 rent review, the seller has served a notice on the tenant proposing a new rent of £21,000 per annum exclusive.

**For further details please contact:**

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