

BANK INVESTMENT FOR SALE

**HSBC
30 Bondgate Within
Alnwick
Northumberland
NE66 1TD**



- **Prominent Town Centre Property**
- **Accommodation over 4 floors**
- **Nearby occupiers include Newcastle Building Society, Iceland & Lloyds**
- **Size: 261.06 sq m (2,810 sq ft)**
- **Entirely let to HSBC at £30,000 per annum until 7th November 2022**
- **Seeking offers in excess of £400,000**

LOCATION

Alnwick is a small market town situated 32 miles south of Berwick upon Tweed and the Scottish border and 34 miles north of Newcastle upon Tyne. The town is a popular tourist destination in the heart of Northumberland due to its picturesque town centre and famous castle. The subject property is located in the town centre with a number of national retailers nearby including Iceland, Boots and WH Smith.

DESCRIPTION

The building comprises an impressive period stone property with accommodation over basement, ground, first and second floors.

ACCOMMODATION

Ground Floor	122.63 sq m	1,320 sq ft
First Floor	12.82 sq m	138 sq ft
Second Floor	82.13 sq m	884 sq ft
Basement	43.48 sq m	468 sq ft
Total	261.06 sq m	2,810 sq ft

TERMS

The premises are entirely let to HSBC at a rent of £30,000 per annum until 7th November 2022.

EPC

The property has an energy performance certificate rating of E111

VAT

All figures quoted are exclusive of VAT where chargeable.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Bank & Premises: £30,750

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

ASKING PRICE

We are seeking offers in excess of £400,000 for our clients freehold interest reflecting a net initial yield of approximately 7.20% assuming purchasers costs of 4.18%

VIEWING

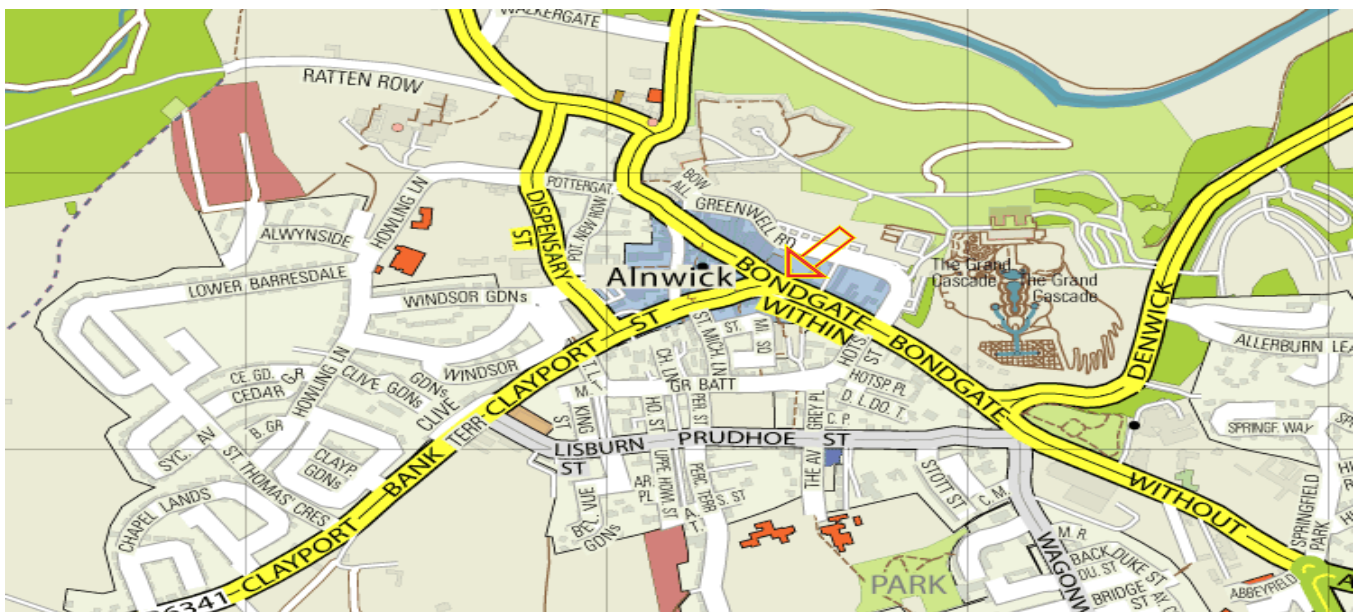
By appointment only through Johnson Tucker LLP. Contact:

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SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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