



Of interest to investors/developers

FOR SALE

**VACANT MODERN HEADQUARTERS OFFICE BUILDING
& BUILDING SOCIETY BRANCH INVESTMENT**

**EXTENDING TO:
3,791.59 SQ.M. (40,814 SQ.FT.)
with on site parking**



**1 PROVIDENCE PLACE & 59 HIGH STREET
SKIPTON
NORTH YORKSHIRE**

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

Skipton "The Gateway to the Dales" forms part of Craven District with a population of approximately 53,620 persons. It has excellent access to the Leeds and Bradford conurbations by both road and rail with a daily service to London Kings Cross. There are good road communications to the Manchester conurbation via the M65 motorway.

SITUATION

The Building Society branch fronts the bustling Skipton High Street with rear modern office accommodation accessed via Providence Place.

The building and car park are indicated on the attached plan, for identification purposes only.

DESCRIPTION

The High Street branch is within the Skipton Conservation Area and comprises ground and two upper floors with rear extension on three floors.

To the rear, the modern 5 storey property is of frame construction with both concrete and stone infill panels under a flat roof. It is fully air conditioned and to the ground floor there is a reception area, various administrative offices and garaging. The upper floors comprise open plan office accommodation with a number of private offices and server room. There is computer ducting throughout and suspended ceilings. There is a service core at each end of the building with the main area off the reception containing two passenger lifts to each floor and toilet accommodation. The other service core contained one lift, disabled toilets and a fire escape.

In addition, there is a first and second floor canteen and office accommodation above the Skipton Building Society branch fronting the High Street and linking the two buildings.

There is a separate car parking area for up to 21 vehicles and a ground floor garage.

Heating is provided by a substantial gas fired system. All mains services are provided.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Building Society Branch to be leased back (59 High Street)

Gross Frontage	11.90m	39'1"
Internal Width	9.50m	31'2"
Shop Depth	18.30m	60'0"
Ground Floor Sales	155.08 sq.m.	1,670 sq.ft.
GF Offices, Staff & Stores	186.97 sq.m.	2,013 sq.ft.
Basement Storage	148.56 sq.m.	1,599 sq.ft.

Office Space above Branch

First Floor	341.12 sq.m.	3,672 sq.ft.
Second Floor	310.75	3,345 sq.ft.



ACCOMMODATION (cont'd)

1 Providence Place

Ground Floor	497.20 sq.m.	5,352 sq.ft.
First Floor	543.46 sq.m.	5,850 sq.ft.
Second Floor	543.46 sq.m.	5,850 sq.ft.
Third Floor	543.46 sq.m.	5,850 sq.ft.
Fourth Floor	543.46 sq.m.	5,850 sq.ft.
Basement	468.68 sq.m.	5,045 sq.ft.
Total Vacant Offices	3,791.59 sq.m.	40,814 sq.ft.

RATING

The rating assessment for the whole property, including the High Street branch is £262,500 which will need to be split.

TERMS

- 1) Skipton Building Society will leaseback the branch as described above at a rental of **£69,000 per annum exclusive** for a term of 15 years on an effective full repairing and insuring lease subject to five yearly rent reviews.
- 2) There is an income from two mobile phone masts of £14,672 pax.
- 3) Offers are invited in the region of **£3.65 million** subject to contract and with vacant possession of the office accommodation and subject to the leases outlined above, giving a total income of **£83,672 pax**.
- 4) Consideration will be given to the sale of the vacant office accommodation in all or part, if required.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate - 0113 244 9020 (ref: Robin Hanson - robin@bht.uk.com)

SUBJECT TO CONTRACT
Details prepared: April 2010

