

**Lot 34, Barclays Bank, 3 Market Place, Loughborough,
Lincolnshire LE11 3EE**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Bank Investment

- Let to Barclays Bank UK plc on a new 5 year lease (Subject to Option)
- Tenant in occupation for over 40 years
- Rebased Rent.
- Long Term Residential Conversion Potential of Upper Parts (Subject to Consents)
- VAT Free Investment
- Situated in the Centre of Popular University town
- Opposite Primark and adjacent to Vision Express and Superdrug
- Nearby Occupiers include Holland & Barrett, Specsavers, Vision Express, Boots, Costa Coffee, Clarks, Waterstones, Caffè Nero and Santander

Lot

34

Auction

15th May 2025

Rent

£45,000 per Annum Exclusive

Status

Available

Sector

Retail, Bank

Auction Venue

Live Streamed Auction

Location

Miles

15 miles from Nottingham, 11 miles from Leicester

Roads

A6, A60, A512

Rail

Loughborough Train Station

Air

East Midlands Airport

Situation

The property is situated in prime retailing position on the west side of the pedestrianised Market Place opposite Primark, close to its junction with Swan Street. Other neighbouring occupiers include Holland & Barrett, Specsavers, Vision Express, Boots, Costa Coffee, Clarks, Waterstones, Caffè Nero and Santander.

Tenure

Freehold.

EPC

Band E

Description

The Property comprises banking hall accommodation on the ground floor with ancillary accommodation in the basement, ground, first and second floors. The parts may benefit from long term residential conversion of the upper parts, subject to consents.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Basement First Second	Retail Ancillary Ancillary Ancillary	138.60 79.60 109.00 116.80	(1,600) (857) (1,173) (1,257)	BARCLAYS BANK UK PLC (CRN :09740322) (1)	5 years from 15/10/2024 (2)	£45,000	14/10/2029
Total Approximate Floor Area		454.00 (3)	(4,887) (3)			£45,000	

(1) For the Year Ending 31st December 2023, Barclays Bank UK Plc reported Pre-Tax Profits of £2,671,000,000, Shareholder Funds of £16,861,000,000 and Net Assets of £12,991,000,000., (Source: Barclays Bank UK plc Annual report as Published on Companies House on 23rd April 2025).

(2) The lease provides for a tenant option to determine the lease on 15/10/2027 on serving 6 months written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.tax.service.gov.uk)

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2024