

36 Market Square, Bicester Oxfordshire OX26 6AQ

lot 1

Freehold Bank Investment

- Entirely let to Barclays Bank plc until 2026 (subject to options)
- Rent review in 2012
- Nearby occupiers include Somerfield, HSBC and Nationwide

Rent
£47,800
per annum
exclusive



On behalf of
Peter Welborn
and Nigel Nattress
– Joint LPA Receivers



Location

Estimated District Population: 28,670
Miles: 15 miles north of Oxford
26 miles south-west of Milton Keynes
60 miles north-west of London
Roads: M40, A41, A34
Rail: Bicester North, Bicester Town
Air: London Heathrow

Situation

The property is located in the vibrant Market Square close to the prime pedestrianised retailing pitch.

Description

Grade II Listed building comprising BANKING HALL and OFFICE ACCOMMODATION on ground floor with OFFICES on first floor and STAFF/STORAGE ACCOMMODATION on second floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Area (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	250.36 sq m (2,695 sq ft)	BARCLAYS BANK PLC (1)	20 years from 27/04/2006 until 2026 on a full repairing and insuring lease (2)(3)	£47,800	01/01/2012 and 5 yearly
First	Offices	175.58 sq m (1,890 sq ft)				
Second	Ancillary	37.16 sq m (400 sq ft)				
Totals		463.10 sq m (4,985 sq ft) (2)				

- (1) For the year ending 31st December 2008 Barclays Bank plc reported a turnover of £40,983,000,000, pre-tax profits of £6,035,000,000 and a net worth of £30,800,000,000. (Source: riskdisk.com 16/04/2010)
(2) The lease provides for a tenant option to determine the lease on the 10th and 15th anniversaries of the term.
(3) The lease is subject to a schedule of condition.

For further details please contact:

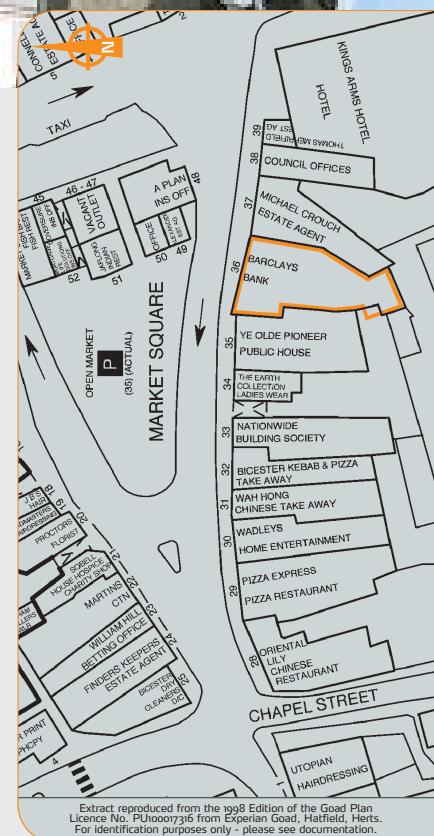
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Viewings:

There will be only **one viewing date**, interested parties must register their details with the Auctioneers and provide identification on site. Please contact: Harry Woolley.
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