

lot 5

Barclays Bank, 18-19 Fleet Street London EC4P 4DR

Rent
£94,000
per annum
exclusive

Freehold Bank Investment

- Let to Barclays Bank plc on a new 20 year lease from completion until 2030 (subject to option)

- Highly prominent location in Central London
- Nearby occupiers include HSBC, Royal Bank of Scotland and Coutts and Co



On behalf of



lot 5

Rent
£94,000
per annum
exclusive



Location

Miles: 100 metres from Royal Courts of Justice
1.0 mile east of Covent Garden
Within City of London boundary

Rail: Temple Tube Station, Blackfriars Railway Station

Air: London City Airport

Situation

The property is prominently situated on Fleet Street near its junction with Chancery Lane. Nearby occupiers include HSBC, Royal Bank of Scotland and Coutts and Co. Temple Underground Station is located approximately 400 metres from the property.

Description

The property comprises a GROUND FLOOR BANKING HALL with BASEMENT STORAGE ACCOMMODATION. In addition there are SIX SELF-CONTAINED FLATS on first to fourth floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|--------------|---|--|----------------------------------|---|-------------|--------------|
| Ground | Banking Hall Offices | 157.0 sq m (1,691 sq ft) 127.8 sq m (1,376 sq ft) | BARCLAYS BANK PLC (1) | 20 years from completion on a full repairing and insuring lease (2) | £94,000 | 5 yearly (3) |
| Basement | Storage | 126.0 sq m (1,356 sq ft) | | | | |
| First-Fourth | Residential (5 Flats) Office Use (1 Flat) | | INDIVIDUALS | 125 years from 29/09/1997 and 25/12/2006 (4) | Peppercorn | |

Total Commercial Floor Area 410.8 sq m (4,423 sq ft)

(1) For the year ending 31st December 2009, Barclays Bank plc reported a turnover of £40,800,000,000, pre-tax profits of £4,585,000,000 and a total net worth of £38,482,000,000. (Source: www.riskdisk.com) (2) Please note the lease is subject to a schedule of condition. (3) Barclays Bank plc has an option to determine the lease at the end of the fifteenth year of the term. (4) The upper floor accommodation has been let on six separate leases, five of which run until 28th September 2122 with the final lease running until 24th December 2131.

For further details please contact:

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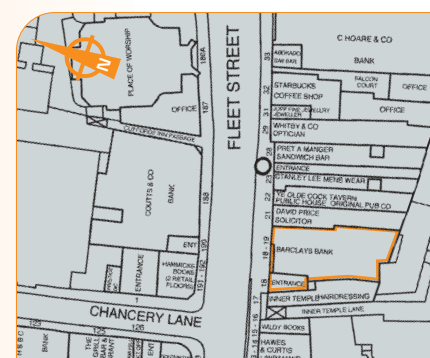
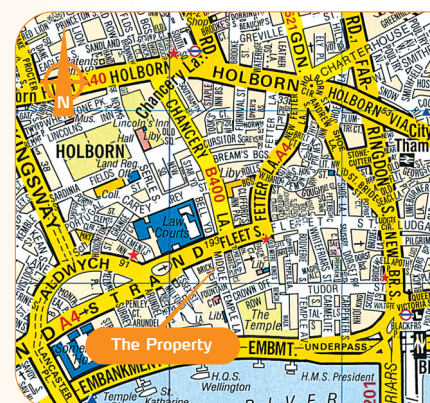
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Viewing:

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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