

lot 20

HSBC Bank, 32-34 High Street, Walton-on-Thames Surrey KT12 1DD

Rent
£106,800
per annum
exclusive

Freehold Bank Investment in Affluent
London Suburb

- Entirely let to HSBC Bank plc until 2021
- Prime retail position on the High Street
- Approximately 20 metres from the entrance to The Heart Shopping Centre which houses New Look, Waterstones, Next, River Island etc
- Option to renew for a further 15 years at the end of the term.
- Other occupiers on the High Street include Clinton Cards, Boots the Chemist, W H Smith and Ladbrokes
- Six Week Completion Period Available



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Location

Miles: 8 miles south-west of Kingston-upon-Thames
14 miles north-east of Guildford
20 miles south-east of Central London
Roads: A244, A317, M3 (Junction 1), M25 (Junction 11)
Rail: Walton-on-Thames Railway Station
(direct to London Waterloo in 25 minutes)
Air: Heathrow International Airport

Situation

The property is situated on the west side of High Street, the town's principal retail thoroughfare, and benefits from its proximity to The Heart Shopping Centre and from nearby occupiers including Clinton Cards, Boots the Chemist, W H Smith and Ladbrokes.

Description

The property comprises a ground floor banking hall with staff and storage accommodation on part first, second and third floors. The property also benefits from a self-contained flat on part first floor which is accessed from the rear. There are 4 car parking spaces to the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will only be one viewing date. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas at Acuitus.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	276.90 sq m (2,833 sq ft)	HSBC BANK PLC (1)	15 years from 17/10/2006 until 16/10/2021 on effectively a full repairing and insuring lease (2) (3)	£106,800	17/10/11 and 17/10/2016
Part First	Staff / Storage	32.00 sq m (344 sq ft)				
Second	Staff/ Storage	141.50 sq m (1,523 sq ft)				
Third (attic)	Storage	46.50 sq m (501 sq ft)				
Part First	Residential	Not Measured (Not Measured)	HSBC BANK PLC	150 years from 17/10/2006 until 2156	Peppercorn	
Totals		496.90 sq m (5,201 sq ft)			£106,800	

(1) For the year ending 31st December 2010, HSBC Bank plc reported pre-tax profits of £4,011,000,000 and a total net worth of £21,214,000,000. (Source: www.riskdisk.com 10/11/2011)
(2) The lease is subject to a schedule of condition.
(3) The lease contains a tenant's option to renew at the end of the term for a further term of 15 years.

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