

lot 7

Rent
£97,500
per annum
exclusive

HSBC Bank, 33 The Borough Farnham, Surrey GU9 7NJ

Freehold Bank Investment

- Fully let to HSBC Bank plc until 2021
- Rent review in 2016
- Wealthy London commuter town
- Nearby occupiers include NatWest, Toni & Guy, Nationwide, W H Smith, Boots and Pizza Express
- Six Week Completion Period Available



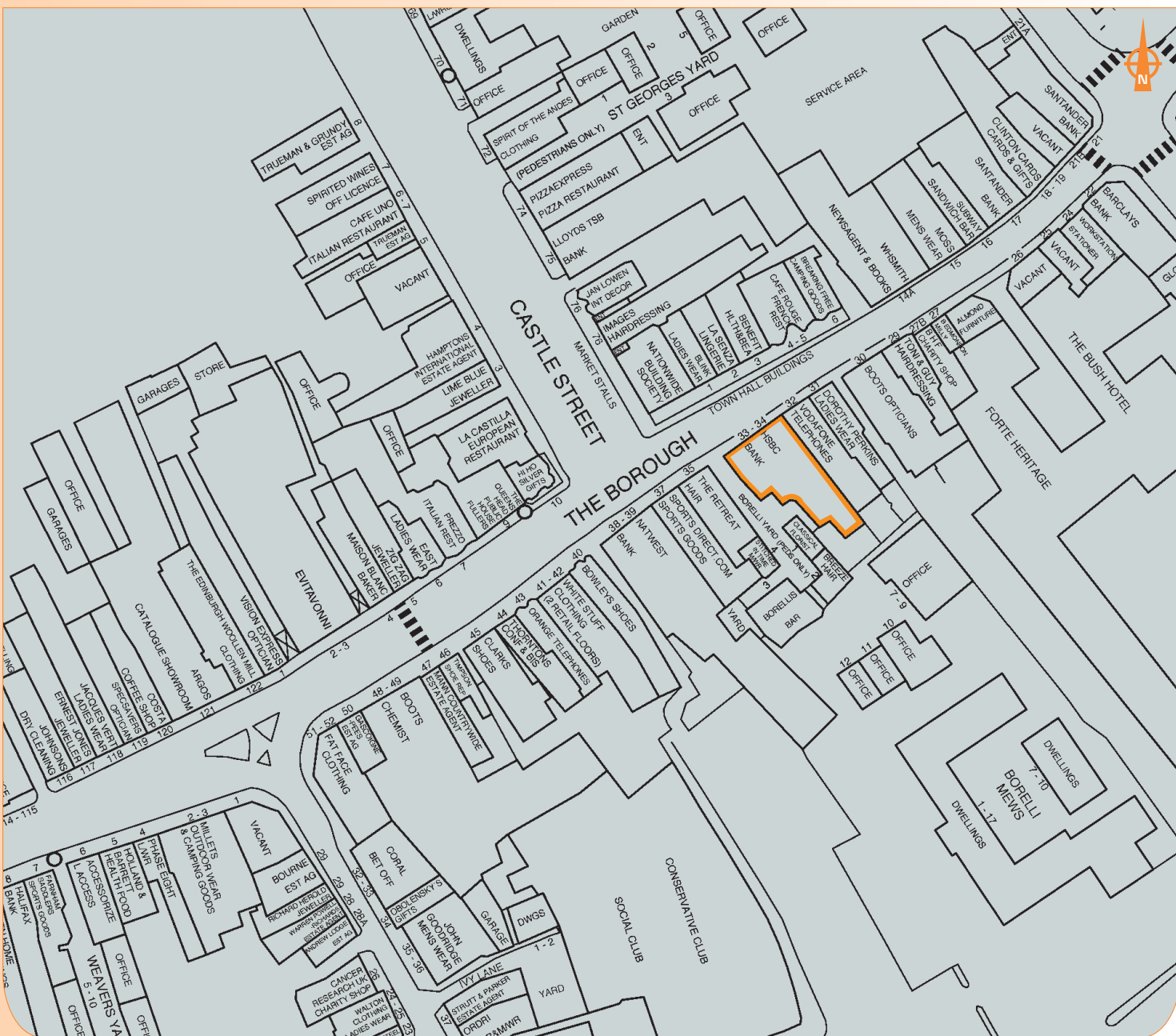
On behalf of Peter Welborn
and Elaine Tooke
– Joint LPA
Receivers

**Knight
Frank**



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Location

Miles: 7 miles south of Farnborough
10 miles west of Guildford
40 miles south-west of Central London
Roads: A325, A287, A31, A3, M3
Rail: Farnham Rail (55 minutes direct to London Waterloo)
Air: Heathrow Airport, Gatwick Airport

Situation

The property is situated on the south side of the main retailing thoroughfare, The Borough, opposite the junction with Castle Street. Nearby occupiers include NatWest, Toni & Guy, Nationwide, W H Smith, Boots and Pizza Express.

Description

The property is an attractive Grade II Listed building comprising a ground floor banking hall with ancillary accommodation on the first floor. There is office accommodation to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale 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 Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	86.20 sq m	(928 sq ft)	HSBC PLC (1)	15 years from 05/07/2006 on a full repairing and insuring lease (2)	£97,500	02/08/2016
Ground	Banking Hall	214.60 sq m	(2,310 sq ft)				
First	Ancillary	131.30 sq m	(1,413 sq ft)				
Totals		432.10 sq m	(4,651 sq ft)			£97,500	

(1) For the year ending 31st December 2011, HSBC Bank plc reported a pre-tax profit of £3,111,000,000 and a net worth of £20,095,000,000. (Source: www.riskdisk.com 31/05/2012)

(2) The lease is subject to a schedule of condition.

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