

## HSBC, 231 High Street, Chatham Kent ME4 4BQ

### Freehold Bank and Residential Investment

- Entirely let to HSBC Bank plc until 2020
- Prime pedestrianised retail position
- Close to Pentagon Shopping Centre
- Situated opposite Debenhams with other nearby occupiers including Santander Bank, Lloyds TSB, Burger King, Specsavers and McDonald's
- Six Week Completion Period Available

lot 16

Rent  
**£70,000**  
per annum  
exclusive  
(Subject to  
Note 3)



### Location

Miles: 36 miles south-east of Central London  
10 miles north of Maidstone  
29 miles north-east of Royal Tunbridge Wells  
Roads: A2, M2 (Junction 2 and 3)  
Rail: Chatham Railway Station  
Air: London Gatwick Airport, London City Airport

### Situation

The property is situated on the north side of High Street, Chatham's prime pedestrianised retail thoroughfare. The property is situated close to the Pentagon Shopping Centre and opposite Debenhams Department Store with other nearby occupiers including Santander Bank, Lloyds TSB, Burger King, Specsavers, and McDonald's.

### Description

The property comprises ground floor banking hall accommodation with a two room flat on the first floor and a four room maisonette on the second and third floors. The residential accommodation is accessed via the rear of the property from Solomons Road.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	132.83 sq m (1,430 sq ft)	<b>HSBC BANK PLC (1) (2)</b>	25 years from 29/09/1988 and a reversionary lease for 7 years from 30/09/2013 until 2020	<b>£70,000 (3)</b>
First	Ancillary	38.37 sq m (413 sq ft)			
Second and Third	Residential	2 Room Flat			
Totals	Residential	4 Room Maisonette			
<b>Totals</b>		<b>171.20 sq m (1,843 sq ft)</b>			<b>£70,000</b>

(1) For the year ending 31st December 2010, HSBC Bank plc reported a pre-tax profit of £3,111,000,000 and a total net worth of £20,095,000,000 (Source: www.riskdisk.com 02/04/2012).

(2) The tenant has declined the right of pre-emption.

(3) The rental income from the reversionary lease will be £63,000 p.a.x.

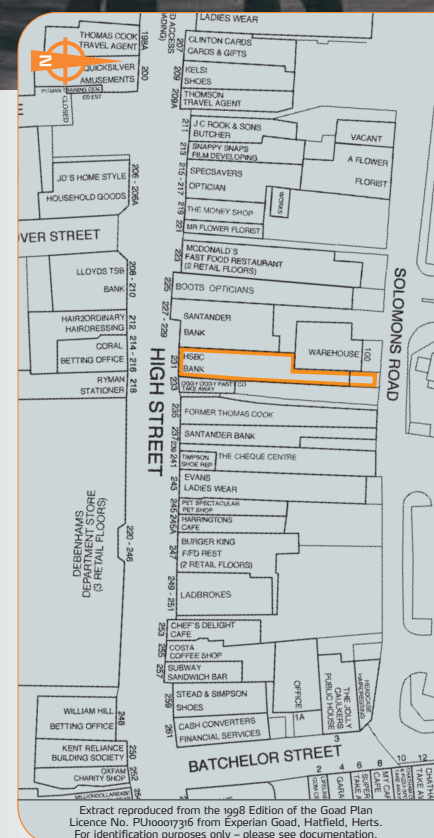
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