

lot 7

## Barclays Bank, 40 Wellington Road St John's Wood, London NW8 9TJ

Gross Rent  
**£138,500**  
per annum  
exclusive

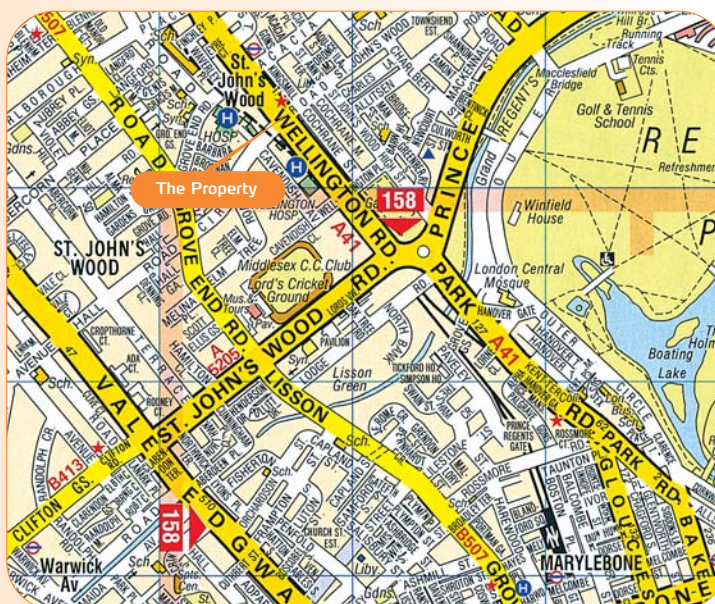
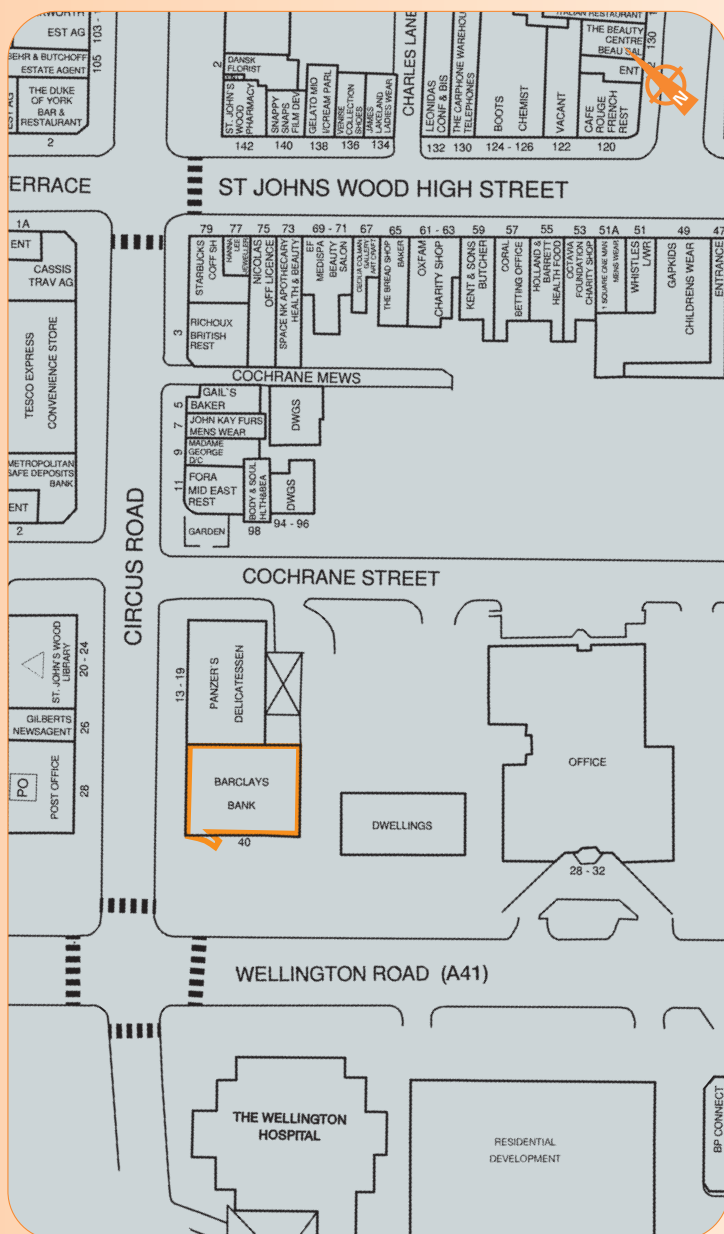
### Prime Bank Investment

- Let to Barclays Bank plc until 2028 (subject to option)
- Close proximity to Regents Park
- Highly affluent Central London suburb
- Neighbouring occupiers include Tesco Express, Starbucks, The Post Office and The Wellington Hospital
- Six Week Completion Period Available



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**Location**

Miles: 0.4 miles to Regents Park  
1.7 miles to Marble Arch/Oxford Street  
Roads: A40, A406 (North Circular), A41, M1  
Rail: St John's Wood Underground Station (Jubilee Line)  
Air: London Heathrow

**Situation**

The highly affluent and fashionable North London suburb of St John's Wood is the home of English Cricket and one of Central London's most prestigious residential areas, situated between Maida Vale and Primrose Hill just north of Regents Park. The property occupies a prominent corner position at the junction of Circus Road and Wellington Road and is just 200 metres from St John's Wood Station. Neighbouring occupiers include The Post Office, Tesco Express, Starbucks and The Wellington Hospital.

**Description**

The property comprises a ground floor banking hall with basement ancillary accommodation.

**Tenure**

Long Leasehold. Held from City of Westminster from 24th June 1954 until 2053 at a fixed ground rent of £450 per annum exclusive.

**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	271.65 sq m (2,923 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 13/03/2008 until 2028 on a fully repairing and insuring lease (2)	£138,500	25/03/2017 and 5 yearly
Basement	Ancillary Storage	121.10 sq m (1,303 sq ft)				
<b>Totals</b>		<b>392.75 sq m (4,226 sq ft)</b>			<b>£138,500</b>	

(1) For the year ending 31st December 2011 Barclays Bank plc reported a pre tax profit of £5,974,000,000 and a total net worth of £54,232,000,000. (Source www.riskdisk.com 02/01/2013)  
(2) The Lease is subject to a tenant only option to determine the lease at the end of the 15th year of the term and to a Schedule of Condition.

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