

Barclays Bank, 28 East Street Bridport, Dorset DT6 3LQ

lot 1

Freehold Bank Investment

- Let to Barclays Bank plc until 2027 (subject to option)
- Prominent town centre location
- Neighbouring occupiers include Holland & Barrett, HSBC, Co-Op Pharmacy, W H Smith and Boots the Chemist
- Six Week Completion

Rent
£26,000
per annum
exclusive



On behalf of G B Judd
& R N Phillips acting as
Joint LPA Receivers



Location

Miles: 14 miles west of Dorchester
18 miles south of Yeovil
18 miles north-west of Weymouth

Roads: A35, A37, M5

Rail: Yeovil Junction Railway Station (direct to London Waterloo)

Air: Exeter International Airport

Situation

Bridport is an attractive and prosperous market town located adjacent to the busy A35. The property is situated in the town centre and occupies a prominent position on the south side of East Street. Neighbouring occupiers include Holland & Barrett, HSBC, Co-Op Pharmacy, W H Smith and Boots the Chemist.

Description

The property comprises a ground floor banking hall, office and ancillary accommodation on the first floor and ancillary accommodation in the basement.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	33.54 sq m (361 sq ft)	BARCLAYS BANK PLC (1)	20 years from 12/01/2007 until 2027 on a full repairing and insuring lease (2) (3)	£26,000	24/06/2018
Ground	Banking Hall	173.64 sq m (1,869 sq ft)				24/06/2023
First	Ancillary	77.57 sq m (835 sq ft)				
Totals		284.75 sq m (3,065 sq ft)			£26,000	

(1) For the year ending 31/12/2012, Barclays Bank plc reported pre-tax profits of £99,000,000 and a total net worth of £52,063,000,000.

(Source: www.riskdisk.com 31/10/2013)

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

(3) The lease provides for a tenant option to determine the lease on 12/01/2022 subject to 6 months' prior written notice.

For further details please contact:

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Tenure

Freehold.

VAT

VAT is not applicable to this lot.

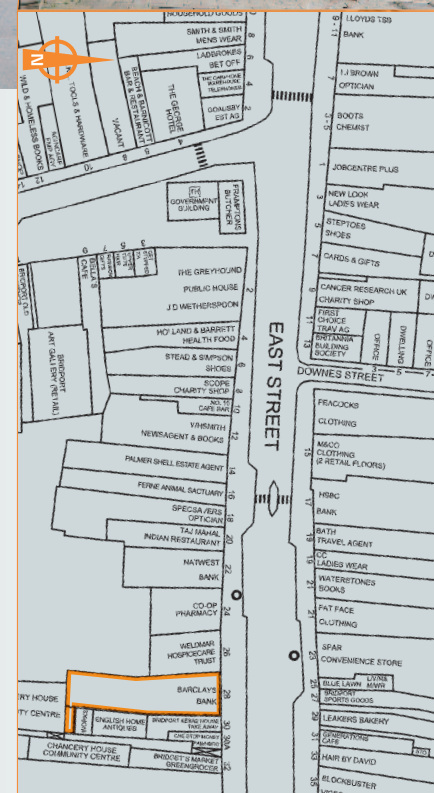
Note

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 information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will only be one viewing date. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Tel: +44 (0)20 7034 4858.

Weldmar Hospicecare Trust



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