

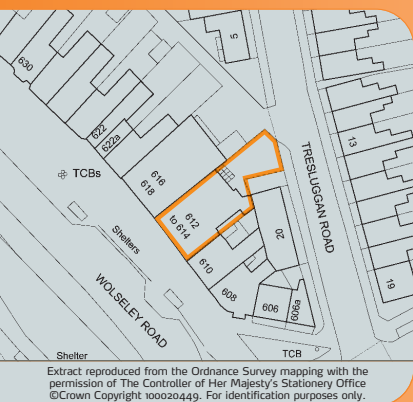
lot 2

612-614 Wolseley Road  
St Budeaux, Plymouth, Devon PL5 1TE

Rent  
**£27,800**  
per annum  
exclusive

Freehold Bank Investment

- Let to Lloyds Bank plc on a renewed 10 year lease until 2023 (subject to option)
- Tenant obligation to reinstate two 1 bedroom flats on reversion
- Rear access and parking



Location

Miles: 3.5 miles north-west of Plymouth  
41 miles south-west of Exeter  
6 miles south-west of Dartmoor National Park  
Roads: A38  
Rail: St Budeaux Victoria Road Railway Station  
Air: Exeter International Airport, Newquay Cornwall Airport

Situation

St Budeaux is a largely residential area located 3 miles north-west of Plymouth City Centre. The property is located on the busy Wolseley Road, opposite the St Budeaux Victoria Road Railway Station. Neighbouring occupiers include NatWest Bank, Pizza Hut, KFC, Domino's, Co-Op, Coral and Lidl.

Description

The property comprises banking hall and ancillary accommodation on the ground floor with ancillary accommodation on the first floor. The lease provides for the tenant to reinstate the first floor to two x 1 bedroom flats on reversion.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking	145.80 sq m (1,569 sq ft)	<b>LLOYDS BANK PLC (1)</b>	10 years from 25/12/2013 until 2023 (2)	£27,800	25/12/2018
First	Ancillary	89.00 sq m (958 sq ft)				
<b>Totals</b>		<b>234.80 sq m (2,527 sq ft)</b>			<b>£27,800</b>	

- (1) For the year ending 31/12/2013, Lloyds Bank plc reported pre-tax profits of £894,000,000 and a total net worth of £34,109,000,000. (Source: www.riskdisk.com 24/04/2014)  
(2)The lease provides for a tenant option to determine on 25th December 2018.

For further details please contact:

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