

## Halifax, 54/56 Lumley Road Skegness, Lincolnshire PE25 3NG

lot 15

### Freehold Bank Investment

- Let to Bank of Scotland plc (t/a Halifax) until 2027 (subject to option)
- No VAT payable
- Prime retail position in town centre location
- Neighbouring occupiers include Boots, Specsavers, New Look and HSBC Bank

Rent  
**£45,000**  
per annum  
exclusive



### Location

Miles: 37 miles east of Lincoln  
55 miles north-east of Peterborough  
63 miles north-east of Nottingham  
Roads: A52, A168, A16, M1 (Junctions 27, 28)  
Rail: Skegness Railway Station  
Air: Robin Hood Doncaster/Sheffield Airport,  
Norwich International Airport

### Situation

The property is situated on the south side of Lumley Road, the town's prime retail thoroughfare, some 75 metres from the entrance to the Hildreds Shopping Centre. Neighbouring occupiers include Boots, Specsavers, New Look and HSBC Bank.

### Description

The property comprises a ground floor banking hall with ancillary accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	135.82 sq m (1,462 sq ft)	<b>BANK OF SCOTLAND PLC (t/a Halifax) (1)</b>	15 years from 05/07/2012 until 2027 on a full repairing and insuring lease (2)	£45,000	05/07/2017 & 2022
First	Ancillary	57.69 sq m (621 sq ft)				
Second	Ancillary	Not Measured				
<b>Totals</b>		<b>193.51 sq m (2,083 sq ft)</b>			<b>£45,000</b>	

(1) Halifax is a division of the Bank of Scotland plc, which is part of the Lloyds Banking Group. Lloyds Banking Group service some 30 million customers and is the UK's leading provider of Current Accounts, Savings and Personal Loans, Credit Cards and Mortgages (Source: www.lloydsbankinggroup.com 22/04/2014).

(2) The lease provides for a tenant option to determine the lease at the end of the 10th year.

### For further details please contact:

#### Will Moore

Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk

#### John Mehtab

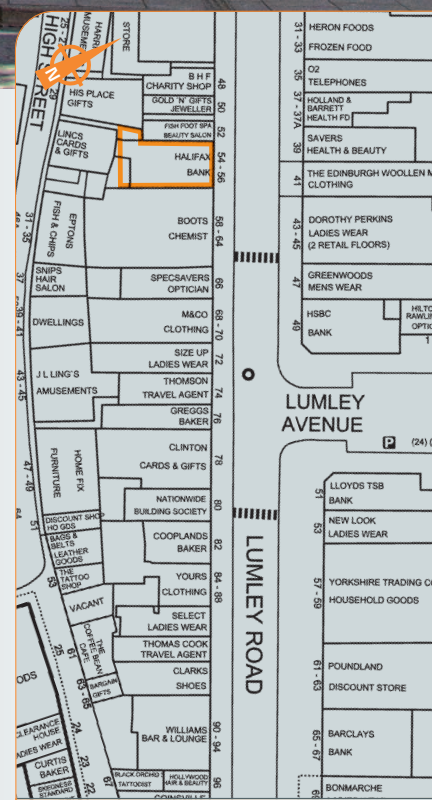
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

www.acuitus.co.uk

### Solicitors:

#### Druces LLP

Salisbury House, London Wall, London EC2M 5PS.  
Tel: +44 (0)20 7216 5591.  
Email: k.chapman@druces.com  
Ref: Karen Chapman.



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