

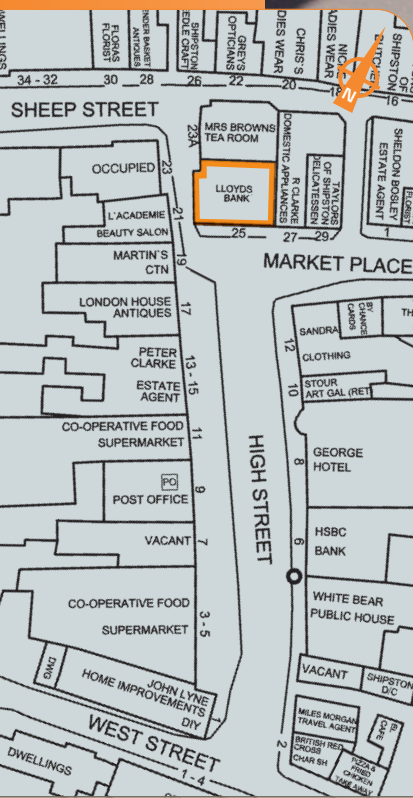
lot 2

Lloyds Bank, 25 High Street
Shipston-on-Stour, Warwickshire CV36 4AJ

Rent
£19,800
 per annum
 exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank plc on a renewed 10 year lease until 2022 (subject to option)
- Affluent Market Town
- Includes a self-contained three bedroom residential flat
- Neighbouring occupiers include HSBC, Co-Operative, Boots Chemist and the Post Office



Location

Miles: 26 miles north-west of Oxford
 11 miles south of Stratford Upon Avon
 16 miles south of Royal Leamington Spa

Roads: A429, A44, A3400, M40 (Junction 11)

Rail: Moreton-on-Marsh Railway Station, Banbury Railway Station

Air: Birmingham Airport

Situation

Shipston-on-Stour is an attractive and affluent Warwickshire market town. The property is situated in a highly prominent position at the junction between Market Place and the High Street. Neighbouring occupiers include HSBC, The Co-Operative, Boots Chemist and the Post Office.

Description

The property, an attractive corner building, comprises a ground floor banking hall with a self-contained 3 bedroom residential flat on the first floor accessed via Sheep Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Telephone: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/Ancillary	101.62 sq m (1,094 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2012 until 2022 on a full repairing and insuring lease (2)	£19,800	24/06/2017
First	Residential	Three Bedroom Flat				
Total Commercial Area		101.62 sq m (1,094 sq ft)			£19,800	

- (1) For the year ending 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894,000,000 and a total net worth of £34,109,000,000. (Source: Riskdisk 12/06/2014)
 (2) The lease, which was a renewal of a previous lease, provides for a tenant option to determine the lease on 24th June 2017.

For further details please contact:

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

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

Solicitors:

Engleharts Solicitors
 49 Vallance Hall, Hove Street, Hove, East Sussex
 BN3 2DE.
 Tel: +44 (0)1273 204411.
 Email: michael@engleharts.co.uk
 Ref: Michael Williams.