

Lloyds Bank, 9/11 High Street Stonehouse, Near Gloucester, Gloucestershire GL10 2NL

lot 29

Freehold Bank Investment

- Entirely let to Lloyds Bank plc on a renewed 10 year lease until 2022 (subject to option)
- Prominent High Street position
- Includes a 4 room maisonette and garage
- Nearby occupiers include NatWest, HSBC, Barclays and the Co-Operative

Rent
£24,500
per annum
exclusive



Location

Miles: 3.3 miles west of Stroud
9 miles south of Gloucester
30 miles north of Bristol
Roads: M5 (Junction 13), A38, A419
Rail: Stonehouse Rail Station (London Paddington in 1 hour and 34 minutes)
Air: Bristol Airport

Situation

The property is situated on the north side of the High Street close to its junction with Queens Road. Nearby occupiers include The Stroud and Swindon Building Society, NatWest, HSBC, Barclays and the Co-Operative.

Description

The property comprises Banking Hall accommodation on the ground floor with ancillary banking accommodation on part of the first and second floors. The remaining part of the first and second floors comprise a self-contained 4 room maisonette. The property also benefits from a garage which has been sublet.

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.

Tel: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	183.00 sq m (1,970 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2012 until 2022 on a full repairing and insuring lease (2)	£24,500	24/06/2017
First (Part)	Ancillary	18.80 sq m (202 sq ft)				
Second (Part)	Ancillary	29.20 sq m (314 sq ft)				
First and Second (Parts)	Residential	4 Room Maisonette				
Total Commercial Area		231.00 sq m (2,486 sq ft)			£24,500	

(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:

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