

22 Station Road Swanage, Dorset BH19 1AE

lot 39

Town Centre Bank Investment

- Let to Barclays Bank plc on a 20 year lease until June 2027 (subject to option)
- Prominent corner position in close proximity to the sea front
- Nearby occupiers include Budgens Supermarket, W H Smith, Boots, Subway and NatWest Bank
- Affluent and popular Dorset tourist town

Rent
£23,000
per annum
exclusive



Location

Miles: 23 miles south of Bournemouth
52 miles south-west of Southampton
81 miles south of Bristol
Roads: A35, A354, A37
Rail: Swanage Rail, Wareham (Dorset) Rail
Air: Bournemouth Airport

Situation

The property is situated within Swanage town centre in a prominent corner location on the northern side of Station Road, at its junction with Mermond Place in close proximity to the sea front. Nearby occupiers include Greggs, Boots, NatWest and Subway as well as a number of independent retailers.

Description

The property comprises a ground floor banking hall with offices and staff room, forming part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from 25th December 2004 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|---------------|--------------------------------------|--------------------------------------|------------------------------|---|----------------|---------------------------|
| Ground | Banking Hall, Offices and Staff Room | 128.23 sq m (1,380 sq ft) | BARCLAYS BANK PLC (1) | 20 years from 15/06/2007 until 14/06/2027 (2) | £23,000 | 25/12/2017 and 25/12/2022 |
| Totals | | 128.23 sq m (1,380 sq ft) (3) | | | £23,000 | |

(1) For the year ending 31st December 2013, Barclays Bank plc reported a pre-tax profit of £2,868,000,000 and a total net worth of £47,700,000,000. (Source: www.riskdisk.com 05/06/2014)

(2) The lease provides for a tenant option to determine on the fifteenth anniversary of the lease.

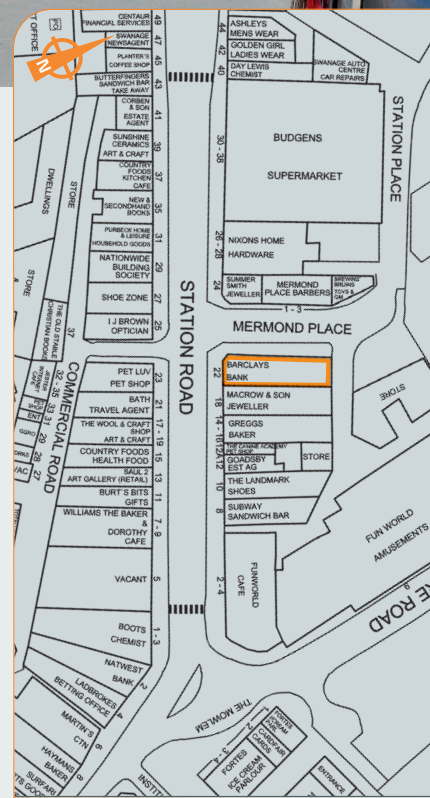
(3) The floor areas stated were provided by the vendor.

For further details please contact:

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