

lot 2

Lloyds Bank, 28 Coombe Lane Raynes Park, London SW20 8NF

Rent
£16,000
per annum
exclusive

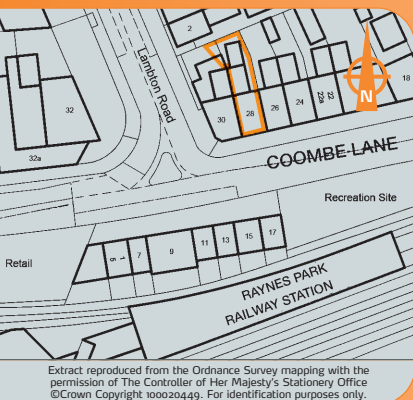
Freehold Bank Investment

- Let to Lloyds Bank plc until 2021 (subject to option)
- Busy position opposite Raynes Park Railway Station
- Tenant in occupation for at least 18 years
- Nearby occupiers include Waitrose, Starbucks and Boots the Chemist



On behalf of Administrators

ZC ZOLFO COOPER



Location

Miles: 8 miles south-west of London's West End
3 miles east of Kingston upon Thames
5 miles south-east of Richmond

Roads: A238, A3

Rail: Raynes Park Rail Station (21 mins direct to London Waterloo)

Air: London Heathrow Airport

Situation

Raynes Park is a prosperous and affluent south-west London suburb 1 mile from Wimbledon town centre, home to the world famous lawn tennis championships. The property is prominently situated opposite Raynes Park Railway Station on the north side of the busy Coombe Lane. Nearby occupiers include Boots the Chemist, Starbucks, Greggs and Barclays Bank.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the first and second floors. The tenant also occupies the adjoining property (which is not part of the sale) and has created internal ground floor access between the two properties.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be one block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson.

Tel: +44 (0)20 7034 4861. Email: henry.wilkinson@acuitus.co.uk

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Ancillary	90.92 sq m (979 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£16,000 (2)	24/06/2016 (23/06/2021)
First	Ancillary	38.81 sq m (418 sq ft)				
Second	Ancillary	36.36 sq m (390 sq ft)				
Totals		166.09 sq m (1,787 sq ft)			£16,000 (2)	

(1) For the year ending 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894,000,000 and a net worth of £34,109,000,000. (Source: www.riskdisk.com 20/08/2014)

(2) The lease provides for a tenant's option to determine on the 23rd June 2016 on 6 months' written notice. If the option to determine is not activated, the tenant will benefit from a 6 month rent free period from 24th June 2016.

For further details please contact:

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Buyer's Legal Title Report

by **Dentons UKMEA LLP**

Contact: Greg Rigby.

Tel: +44 (0)207 320 3968.

Email: greg.rigby@dentons.com

See: **www.acuitus.co.uk** for further details

Solicitors:

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