

lot 11

**Lloyds Bank, 140 Eastney Road
Milton, Southsea, Portsmouth, Hampshire PO4 8EE**

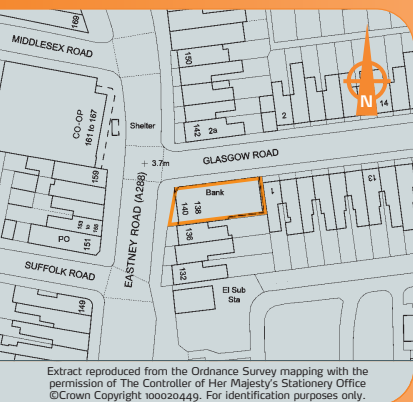
Rent
£15,000
per annum
exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Prominent corner position
- Nearby occupiers include Ladbrokes, Co-op and Betfred



On behalf of Administrators
ZC ZOLFO COOPER



Location

Miles: 2 miles south-east of Portsmouth City Centre
16 miles south-west of Chichester
18 miles south-east of Southampton

Roads: A288, A27, M27 (Junction 12)

Rail: Portsmouth & Southsea Rail Station, Fratton Rail Station

Air: Southampton Airport

Situation

Milton is a suburb of Southsea located some 2 miles south-east of Portsmouth City Centre. The property is situated on the east side of Eastney Road (A288), which provides direct links to the A27 and M27 to the north. Nearby occupiers include Ladbrokes, Co-op and Betfred.

Description

The property comprises a ground floor banking hall with first floor ancillary accommodation.

Tenure

Freehold.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Ancillary	153.42 sq m (1,651 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£15,000 (2)	24/06/2016 (23/06/2021)
First	Ancillary	76.42 sq m (823 sq ft)				
Totals		229.84 sq m (2,474 sq ft)			£15,000 (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** **DENTONS**
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
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See: www.acuitus.co.uk for further details

Solicitors:

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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