

TSB Bank, 11 High Street Great Dunmow, Nr Chelmsford, Essex CM6 1AB

lot 12

Freehold Bank Investment

- Entirely let to TSB Bank plc until 2021 (subject to option)
- Nearby occupiers include Barclays Bank, Nationwide, Saffron Building Society and Oxfam
- Tenant in occupation for at least 18 years

Rent
£16,000
per annum
exclusive



On behalf of Administrators



Location

Miles: 9 miles east of Bishops Stortford
10 miles west of Braintree
13 miles north-west of Chelmsford
43 miles north-east of London

Roads: B184, A120

Rail: Stansted Airport Rail

Air: London Stansted Airport

Situation

Great Dunmow is a market town situated on the A120 between Bishops Stortford and Braintree, close to Stansted Airport. The property is located on the eastern side of the High Street with nearby occupiers including Barclays Bank, Nationwide, Saffron Building Society, Oxfam and a number of other independent retailers.

Description

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

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: 020 7034 4861. Email: henry.wilkinson@acutus.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	99.71 sq m (1,073 sq ft)	TSB	10 years from 24/06/2011	£16,000 (2)	24/06/2016
Basement	Strong Room	17.07 sq m (184 sq ft)	BANK	on a full repairing and insuring lease (2)		(23/06/2021)
First	Ancillary	68.46 sq m (737 sq ft)	PLC (1)			
Totals		185.24 sq m (1,994 sq ft)			£16,000 (2)	

(1) For the year ending 31st December 2013, TSB Bank plc reported a pre-tax profit of £74,500,000 and a net worth of £1,295,200,000. (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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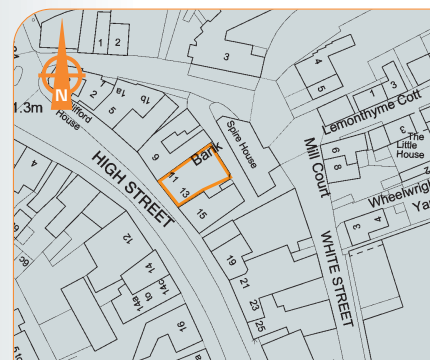
Gwen Thomas
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Buyer's Legal Title Report

by **Dentons UKMEA LLP** 
Contact: Greg Rigby.
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See: www.acutus.co.uk for further details

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