

TSB Bank, 1 High Street Church Stretton, Nr Shrewsbury, Shropshire SY6 6BS

lot 21

Freehold Bank Investment

- Entirely let to TSB Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Prominent corner position on High Street location
- Nearby occupiers include HSBC, Barclays Bank, Co-op Food Store and British Red Cross

Rent
£13,500
per annum
exclusive



On behalf of Administrators



Location

Miles: 14 miles south of Shrewsbury
14 miles north of Ludlow
Roads: A49, A5, A458
Rail: Church Stretton Rail
Air: Birmingham International Airport

Situation

Church Stretton is an attractive town located on the A49 in the Shropshire Hills, approximately 14 miles south of Shrewsbury. The property is prominently located in a corner position on the High Street, at its junction with Sandford Avenue. The property is located opposite Sandford Gallery with other nearby occupiers including HSBC, Co-op Food and British Red Cross.

Description

The property comprises a ground floor banking hall with ancillary accommodation at basement level.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

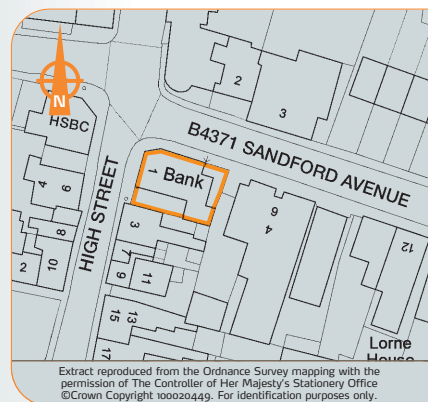
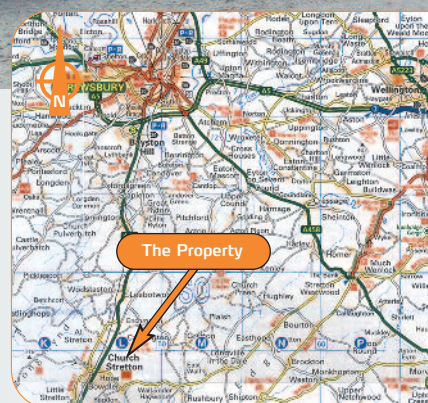
Note

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@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	155.70 sq m (1,670 sq ft)	TSB BANK PLC (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£13,500 (2)	24/06/2016 (23/06/2021)
Basement	Ancillary	62.27 sq m (670 sq ft)				
Totals		217.97 sq m (2,340 sq ft)			£13,500 (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:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

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:

Addleshaw Goddard LLP
100 Barbirolli Square, Manchester M2 3AB.
Tel: +44 (0)161 934 6445.
Email: natalie.bromley@addleshawgoddard.com
Ref: Natalie Bromley.