

lot 32

**TSB Bank, 41 High Street  
Hadleigh, Nr Ipswich, Suffolk IP7 5AE**

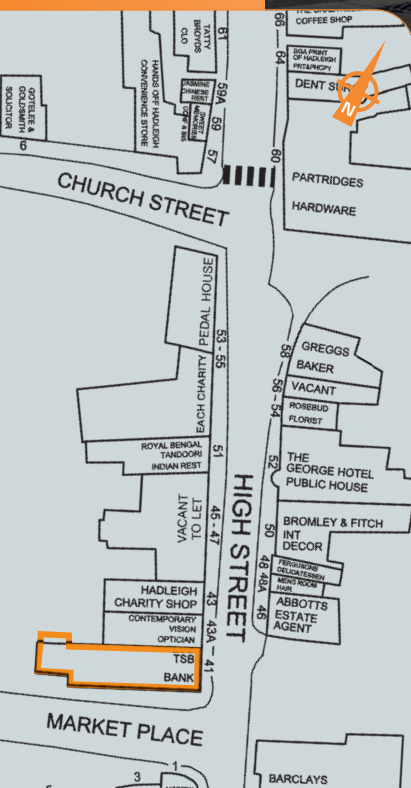
Rent  
**£16,000**  
per annum  
exclusive

**Freehold Bank Investment**

- Entirely let to TSB Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Situated in an attractive market town
- Nearby occupiers include Barclays Bank, Ladbrokes and Greggs



On behalf of Administrators  
**ZC ZOLFO COOPER**



**Location**

Miles: 7 miles west of Ipswich  
15 miles north of Colchester  
Roads: B1070, A1071, A12, A14  
Rail: Ipswich Rail  
Air: London Stansted Airport

**Situation**

Hadleigh is a market town located between Ipswich and Sudbury. The property is located on the western side of High Street at its junction with Market Place. Nearby occupiers include Barclays Bank, Ladbrokes, Greggs and a number of other independent retailers.

**Description**

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

**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: 0207 034 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	140.09 sq m (1,508 sq ft)	<b>TSB BANK PLC (1)</b>	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£16,000 (2)	24/06/2016 (23/06/2021)
First	Office	42.44 sq m (457 sq ft)				
<b>Totals</b>		<b>182.53 sq m (1,965 sq ft)</b>			<b>£16,000 (2)</b>	

(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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**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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