

# Lloyds Bank, 47 High Street Mildenhall, Nr Bury St Edmunds, Suffolk IP28 7DZ

lot 42

## Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Substantial site in prominent corner position
- Nearby occupiers include Thomas Cook, Barclays Bank, Boots Opticians, Lloyds Pharmacy and Original Factory Shop

Rent  
**£18,750**  
per annum  
exclusive



On behalf of Administrators



## Location

Miles: 21 miles north-east of Cambridge  
15 miles north-west of Bury St Edmunds  
Roads: A1, A1065, A14, A142  
Rail: Kennett Railway Station  
Air: Stansted Airport, Norwich Airport, Cambridge Airport

## Situation

Mildenhall is an attractive market town located some 21 miles north-east of Cambridge and home to the RAF Mildenhall Station. The property is prominently situated on Mill Street at its junction with High Street with nearby occupiers including Thomas Cook, Boots Opticians, Sue Ryder and Barclays Bank.

## Description

The property comprises a ground floor banking hall with first and second floor office accommodation. The property benefits from a substantial site to the rear.

## 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	241.18 sq m	(2,596 sq ft)	<b>LLOYDS BANK PLC (1)</b>	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£18,750 (2)	24/06/2016 (23/06/2021)
Basement	Ancillary	26.66 sq m	(287 sq ft)				
First	Office	45.02 sq m	(485 sq ft)				
Second	Office	61.37 sq m	(661 sq ft)				
<b>Totals</b>		<b>374.23 sq m</b>	<b>(4,029 sq ft)</b>			<b>£18,750 (2)</b>	

(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:

**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](http://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](http://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.



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