

Barclays Bank, 20-22 Market Place Sleaford, Lincolnshire NG34 7SS

lot 49

Freehold Bank Investment

- Entirely let to Barclays Bank plc until 2026 (subject to options)
- Prominent corner position in High Street location
- Nearby occupiers include HSBC, Lloyds TSB, Costa Coffee and Winkworth Estate Agents

Rent
£36,750
per annum
exclusive



Location

Miles: 13 miles north-east of Grantham
20 miles south of Lincoln

Roads: A15, A17

Rail: Sleaford Railway Station

Air: Birmingham Airport

Situation

Sleaford is a busy market town in Lincolnshire some 17 miles south of Lincoln. The property is situated in the town centre in a prominent position at the corner of Southgate and Market Place. Nearby occupiers include HSBC, Lloyds TSB, Costa Coffee and Winkworth Estate Agents.

Description

The property comprises a ground floor banking hall with offices, staff and ancillary accommodation on first and second floors and additional basement accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	174.66 sq m	(1,880 sq ft)	BARCLAYS BANK PLC (1)	20 years from 27/04/2006 until 26/04/2026 on a full repairing and insuring lease	£36,750	27/04/2016 and 27/04/2021
Basement		5.11 sq m	(55 sq ft)				
First	Office/Ancillary/Staff	93.83 sq m	(1,010 sq ft)				
Second	Office/Ancillary/Staff	65.03 sq m	(700 sq ft)				
Totals		338.63 sq m	(3,645 sq ft)			£36,750	

(1) For the year ending 31/12/2013, Barclays Bank plc reported pre-tax profits of £2,885,000,000 and a total net worth of £53,264,000,000. (Source: www.riskdisk.com 11/09/2014)

(2) The lease provides a tenant option to determine at the tenth and at the fifteenth anniversaries, subject to six months' notice.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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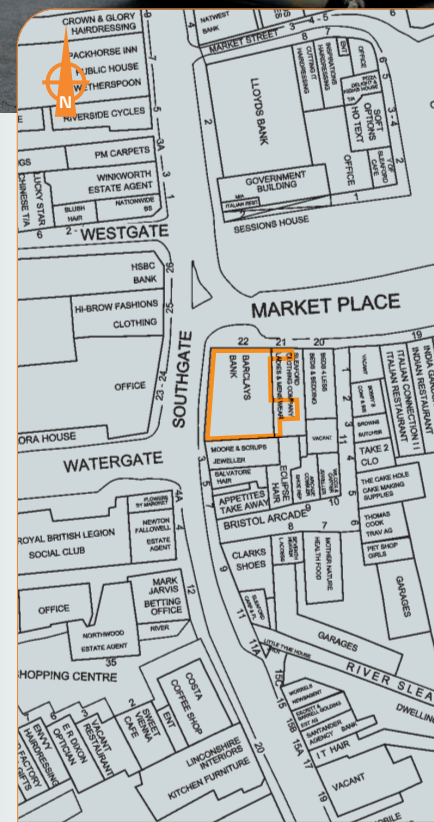
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