

## Lloyds Bank, 32 Stubbington Green Stubbington, Nr Fareham, Hampshire PO14 2LE

lot 61

### Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Benefits from a large site with on-site parking
- Nearby occupiers include Barclays Bank, Co-op Foodstore, Costa Coffee, Domino's and Iceland

Rent  
**£16,250**  
per annum  
exclusive



On behalf of Administrators



### Location

Miles: 3 miles south-west of Fareham  
5 miles north-west of Gosport  
7 miles west of Portsmouth

Roads: B334, A32, M27 (Junctions 10 & 11)  
Rail: Fareham Rail Station  
Air: Southampton Airport

### Situation

The property is situated 3 miles from Fareham Town Centre in a prominent position on the east side of Stubbington Green. Nearby occupiers include Sue Ryder, Barclays Bank, Co-op Foodstore and Costa Coffee.

### Description

The property comprises a ground floor banking hall with first floor ancillary accommodation. The property benefits from parking 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	82.20 sq m (885 sq ft)	<b>LLOYDS BANK PLC</b> (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£16,250 (2)	24/06/2016 (23/06/2021)
First	Ancillary	34.40 sq m (370 sq ft)				
<b>Totals</b>		<b>116.60 sq m (1,255 sq ft)</b>			<b>£16,250 (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:

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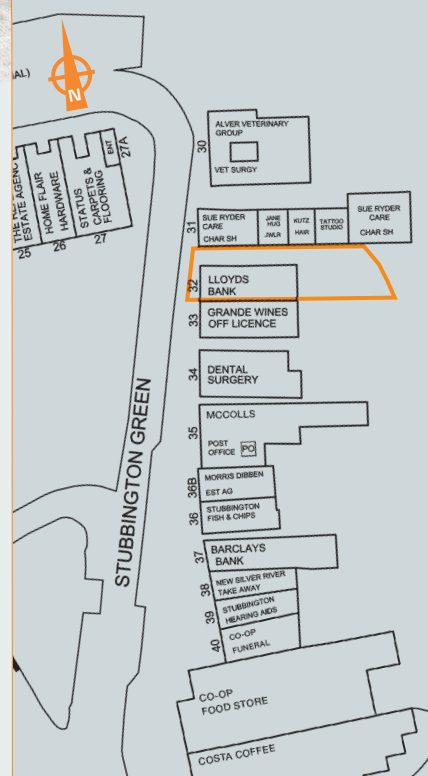
**Gwen Thomas**  
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[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Title Report by Dentons UKMEA LLP

**DENTONS**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Solicitors:

**Addleshaw Goddard LLP**  
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