

17/19 Market Square St Neots, Cambridgeshire PE19 2BQ

lot 27

Freehold Bank Investment

- Let to Lloyds Bank plc on a new 10 year lease until June 2022 (No breaks)
- Re-based rent from June 2012
- Branch re-fitted in 2013
- Affluent market town
- Nearby occupiers include Marks & Spencer Simply Food, Waitrose, Caffè Nero, Greggs Café and Waterstones

Rent
£45,550
per annum
exclusive



Location

Miles: 15 miles west of Cambridge
57 miles north of Central London
Roads: A1, A421, A428
Rail: St Neots Rail Station
Air: Luton Airport, Stansted Airport

Situation

St Neots is an attractive, historic, commuter and market town and is the largest town in Cambridgeshire. The property is situated in a prominent retailing position on Market Square, close to Waitrose and Marks & Spencer Simply Food. The town's main public car park is situated to the rear of the property.

Description

The property comprises a ground floor banking hall with ancillary accommodation at basement and first floor levels.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

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 Will Moore.
Tel: +44 (0)20 7034 4858.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall/Ancillary	146.78 sq m (1,580 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2012 on a full repairing and insuring lease (2)	£45,550 (3)	24/06/2017 (23/06/2022)
Basement	Ancillary	14.59 sq m (157 sq ft)				
First	Ancillary/Offices	92.90 sq m (1,000 sq ft)				
Totals		254.27 sq m (2,737 sq ft)			£45,550	

- (1) For the year ending 31st December 2013, Lloyds Bank plc reported pre-tax profits of £894,000,000 and a total net worth of £34,109,000,000. (Source: www.riskdisk.com 10/11/2014)
- (2) The tenant is only required to keep the structure and exterior in good and substantial repair and condition (damage by inherent defects excepted).
- (3) The lease is subject to a rent free period from 25th December 2014 until 23rd June 2015. The seller will pay the buyer the rent that would have been due in the absence of the rent free period. Therefore the property will produce £45,550 p.a.x. from completion of the sale.

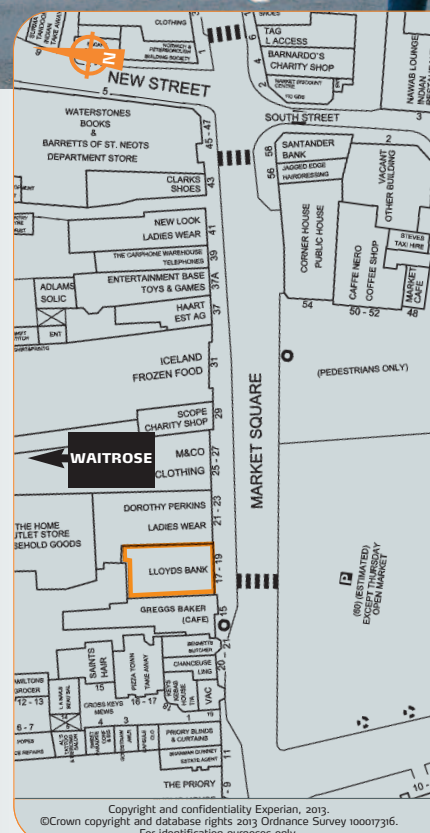
For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Druces LLP
Salisbury House, London Wall, London EC2M 5PS.
Tel: +44 (0)20 7216 5591.
Email: k.chapman@druces.com
Ref: Karen Chapman.



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