

lot 6

Lloyds Bank, 5 Market Square Stafford, Staffordshire ST16 2JL

Rent
£79,000
per annum
exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank plc until June 2026 (no breaks)
- Originally the Old Bank, founded in 1737 and incorporated with Lloyds in 1866
- Prime town centre location close to Boots the Chemist, HSBC, River Island, Pizza Express and The Body Shop
- VAT-free Investment

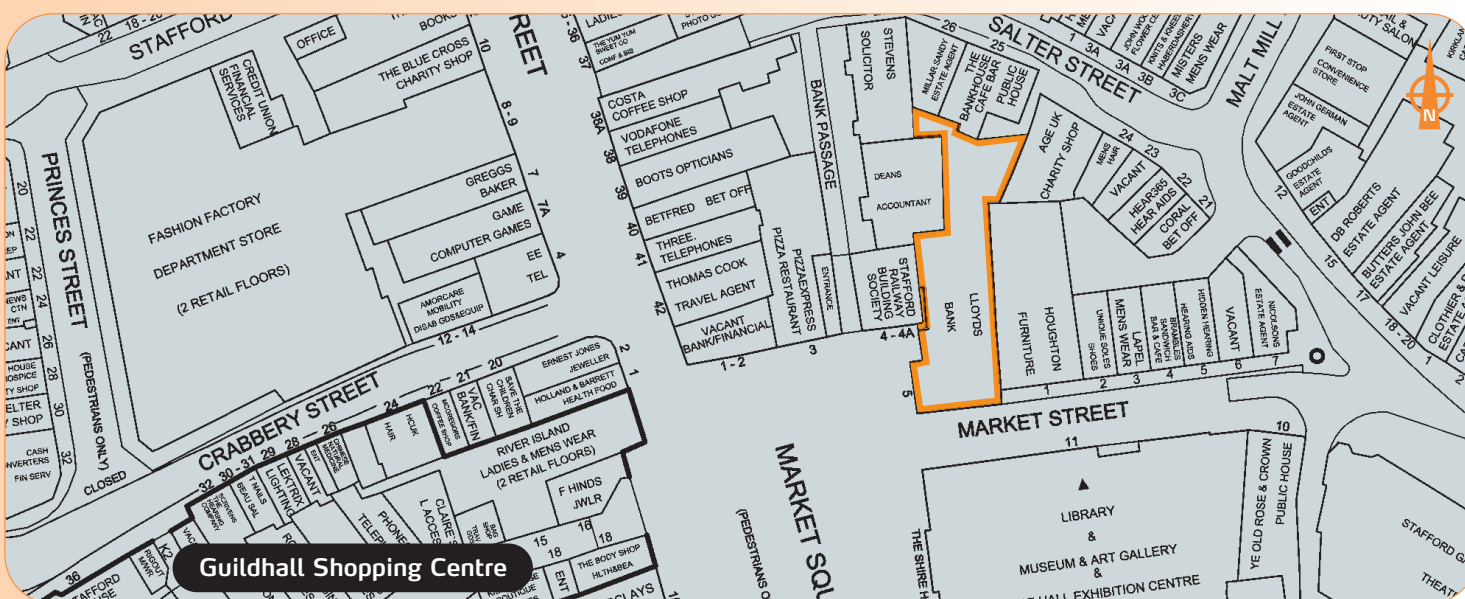


On Behalf of Trustees
of a Major Pension Fund



lot 6

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£79,000
per annum
exclusive



Guildhall Shopping Centre

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Location

Miles: 16 miles north of Wolverhampton
30 miles north of Birmingham
Roads: A449, M6
Rail: Stafford Rail
Air: Birmingham International

Situation

Stafford is an affluent and popular county town and the administrative centre of Staffordshire. The property is situated in a prime position within Stafford town centre on the eastern side of Market Square, at its junction with Market Street and close to its junctions with Gaolgate Street and Greengate Street. Guildhall Shopping Centre and the prominent Shire Hall, which houses the town's library and gallery, both situated opposite the property with other nearby occupiers including Boots the Chemist, HSBC, River Island, Pizza Express and The Body Shop.

Description

The property, a Grade II Listed building, comprises a banking hall with ancillary accommodation on the ground floor, basement storage accommodation and ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not 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 Will Moore. Telephone: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/Ancillary	310.75 sq m (3,345 sq ft)	LLOYDS BANK PLC (1)	15 years from 24/06/2011 until 23/06/2026 on a full repairing and insuring lease	£79,000	24/06/2016 and 24/06/2021
Basement	Ancillary	117.05 sq m (1,260 sq ft)				
First	Ancillary	121.70 sq m (1,310 sq ft)				
Second	Ancillary	179.76 sq m (1,935 sq ft)				

Totals 729.26 sq m (7,850 sq ft) £79,000

(1) For the year ending 31st December 2014, Lloyds Bank plc reported pre-tax profits of £2,289,000,000 and a total net worth of £39,827,000,000. (Source: www.riskdisk.com 03/06/2015)

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Email: greg.rigby@dentons.com
See: **www.acutus.co.uk** for further details



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