

lot 38

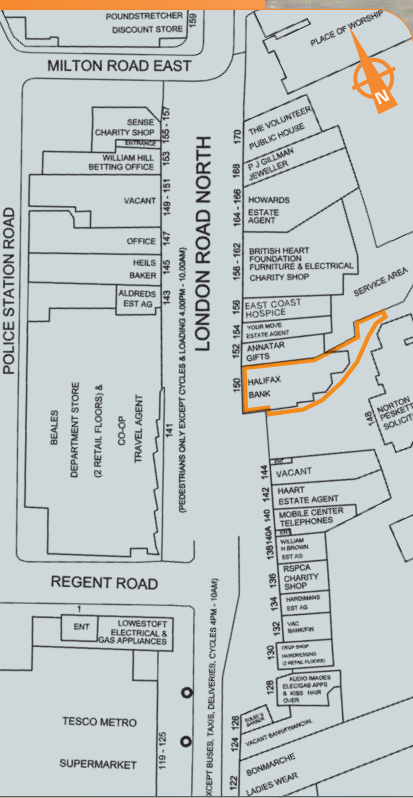
150 London Road North Lowestoft, Suffolk NR32 1HE

Rent
£43,000
per annum
exclusive

Freehold Bank Investment

- Entirely let to Bank of Scotland plc (t/a Halifax) on a 15 year lease until 2023 (no breaks)
- Prominent corner position in pedestrianised town centre location

- Nearby occupiers include Tesco Metro, Clarks, William Hill and Beales Department Store



Location

Miles: 10 miles south of Great Yarmouth
27 miles south-east of Norwich
Roads: A12, A146, A11, M11
Rail: Lowestoft Railway Station
Air: Norwich International Airport

Situation

The property is prominently situated on the eastern side of London Road North, a busy pedestrianised retail thoroughfare in the town centre. The property sits opposite Beales Department Store and also benefits from being nearby two NCP car parks which serve the town centre. Other nearby occupiers include Tesco Metro, Clarks, William Hill, Bonmarché and Poundstretcher.

Description

The property, a corner unit, comprises a ground floor banking hall with first floor office and ancillary accommodation.

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 Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	195.27 sq m (2,102 sq ft)	BANK OF SCOTLAND PLC (t/a Halifax)	15 years from 08/12/2008 until 08/12/2023 on a full repairing and insuring lease	£43,000	08/12/2018
First	Ancillary	152.15 sq m (1,638 sq ft)				
Totals		347.42 sq m (3,740 sq ft)			£43,000	

(i) For the year ending 31/12/2014, Bank of Scotland plc reported pre-tax profits of £3,180,000,000 and a total net worth of £20,420,000,000. (Source: www.riskdisk.com 05/06/2015)

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

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