

lot 2

Barclays Bank, High Street  
St Ives, Cornwall TR26 1RT

Rent  
£47,250  
per annum  
exclusive

Freehold Bank Investment

- Let to Barclays Bank plc until 2028 (subject to option)
- Prominent corner position on High Street
- Popular tourist destination
- Nearby occupiers include Boots the Chemist, HSBC, Lloyds Bank and the Co-operative Food



Location

Miles: 9 miles north of Penzance  
25 miles south-west of Truro  
75 miles west of Plymouth  
Roads: A3074, A30  
Rail: St Ives Railway Station  
Air: Exeter Airport

Situation

St Ives is a popular and important tourist destination situated on the northern coast of Cornwall. The property is prominently situated in a prime position on busy High Street at its junction with Tregenna Place and a return frontage on Bedford Road. Nearby occupiers include Boots the Chemist, HSBC, Lloyds Bank, Fat Face and the Co-operative Food.

Description

The property comprises a ground floor banking hall and offices with ancillary accommodation on part of the first floor. In addition, there are two self-contained residential flats on the remainder of the first and second floors. The property also benefits from a garage to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall/Sales Area Storage Side Office Vault & Strong Room (Approx Ground Floor Area)	77.65 sq m (835.87 sq ft) 2.79 sq m (30 sq ft) 19.32 sq m (208 sq ft) 25.08 sq m (270 sq ft) 142.92 sq m (1,538 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 21/05/2008 on a full repairing and insuring lease (2)	£47,250	29/09/2022 (29/09/2027)
First	Staff Room Storeroom	11.98 sq m (129 sq ft) 3.53 sq m (38 sq ft)				
First/Second Residential	2 x Self-Contained Flats		<b>INDIVIDUALS</b>	125 years from 2005	Peppercorn	
<b>Total Commercial Areas</b>		<b>140.36 sq m (1,510.87 sq ft)</b>			<b>£47,250</b>	

- (1) For the year ending 31st December 2014, Barclays Bank plc reported pre-tax profits of £2,309,000,000 and a total net worth of £55,576,000,000. (Source: www.experian.co.uk 27/08/2015)
- (2) The lease provides for a tenant option to determine the lease on 20/05/2023 and is subject to a schedule of condition.
- (3) The floor areas above have been used by the Arbitrator at the 2012 Rent Review. The banking hall/sales area is expressed in Terms of Zone A (ITZA).
- (4) There will be one **block viewing** date for this property. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

For further details please contact:

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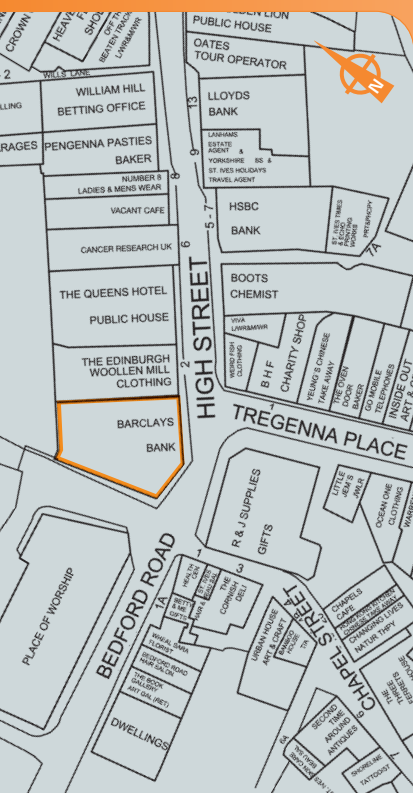
Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



Seller's Solicitors:

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