

lot 14

# TSB Bank, 30-31 Long Causeway Peterborough, Cambridgeshire PE1 1XP

Rent  
**£80,000**  
per annum  
exclusive

**Prime Freehold Bank Investment**

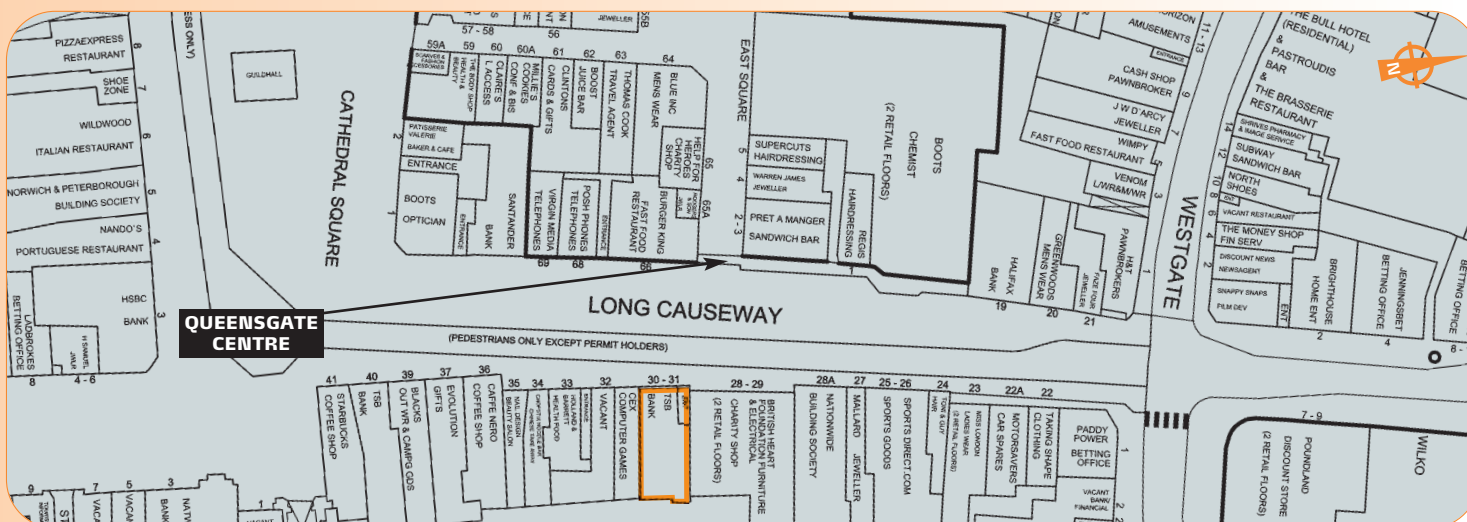
- Let to TSB Bank plc on a new 10 year lease
- Tenant (previously Lloyds Bank plc) in occupation since at least 1998
- Opposite Queensgate Shopping Centre
- Nearby occupiers include John Lewis, Marks & Spencer, Primark, H&M, Boots and Topshop/Topman
- VAT free investment

On behalf of  
Trinity College  
Cambridge



lot 14

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£80,000  
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**Location**

Miles: 37 miles north of Cambridge  
42 miles east of Leicester  
Roads: A1(M), A15, A16, A47  
Rail: Peterborough Railway Station  
Air: Stansted Airport, Luton Airport

**Situation**

The property is prominently situated in a prime position on the east side of pedestrianised Long Causeway, directly opposite an entrance to the major ninety unit Queensgate Shopping Centre, housing retailers including John Lewis, Marks & Spencer, Primark, H&M, Boots and Topshop/Topman. Also close by are Holland & Barrett, Caffè Nero, Starbucks and the historic Peterborough Cathedral.

**Description**

The property comprises a ground floor banking hall with office 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 a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acutus.co.uk

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	188.00 sq m (2,024 sq ft)	<b>TSB BANK PLC (1)</b>	Approx 10 years and 2 months from 14/07/2015 until 28/09/2025 on a full repairing and insuring lease (2) (3)	£80,000	14/07/2020
First	Office/Ancillary	139.10 sq m (1,497 sq ft)				
Second	Office/Ancillary	111.80 sq m (1,203 sq ft)				
<b>Totals</b>		<b>438.90 sq m (4,724 sq ft)</b>			<b>£80,000</b>	

(1) For the year ending 31st December 2014, TSB Bank Plc reported pre-tax profits of £169,400,000 and a total net worth of £1,642,900,000. (Source: www.riskdisk.com (14/09/2015))

(2) The lease provides for a tenant option to determine on 28th September 2020.

(3) The tenant benefits from a 6 month rent free period commencing 29th September 2015. The seller has agreed to adjust the completion monies so that the property will produce £80,000 p.a.x from completion of the sale.

**For further details please contact:**  
**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acutus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acutus.co.uk  
**www.acutus.co.uk**

**Associate Auctioneers:**  
**Bidwells LLP**  
25 Old Burlington Street, London W1S 3AN.  
Tel: +44 (0)20 7297 6273.  
Email: mike.fox@bidwells.co.uk  
Ref: Mike Fox.

**Buyer's Legal Report Service**  
**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acutus.co.uk** for further details

**Seller's Solicitors:**  
**Mills & Reeve LLP**  
Botanic House, 100 Hills Road,  
Cambridge CB2 1PH.  
Tel: +44 (0)1223 222335.  
Email: laura.ludlow@mills-reeve.com  
Ref: Laura Ludlow.