

## 5/5a/7 Sherrard Street Melton Mowbray, Leicestershire LE13 1XR

lot 22

### Freehold Bank Investment

- Let to Lloyds Banking Group plc until 2023 (no breaks)
- Prosperous and historic market town
- No VAT payable
- Prominent town centre location close to pedestrianised Market Place
- Nearby occupiers include Superdrug, Boots the Chemist, WH Smith and Pizza Express

Rent  
**£60,150**  
per annum  
exclusive



### Location

**Miles:** 15 miles north-east of Leicester  
15 miles east of Loughborough  
19 miles south-east of Nottingham

**Roads:** M1, A46, A606, A607

**Rail:** Melton Mowbray Railway Station

**Air:** East Midlands Airport

### Situation

Melton Mowbray is an affluent and historic market town. The property is prominently situated on the north side of Sherrard Street, close to its junction with pedestrianised Market Place. Nearby occupiers include Superdrug, Boots the Chemist, WH Smith and Pizza Express.

### Description

The property benefits from a substantial frontage to the busy Sherrard Street and comprises a ground floor banking hall with ancillary accommodation on the basement and first floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be **one viewing date**. Interested parties must register their details with the Auctioneers and provide identification on-site. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Basement	Ancillary	24.53 sq m (264 sq ft)	<b>LLOYDS BANKING GROUP PLC (1)</b>	10 years from 24/06/2013 on a full repairing and insuring lease	£60,150	24/06/2018 (23/06/2023)
Ground	Banking Hall	290.32 sq m (3,125 sq ft)				
First	Ancillary	25.46 sq m (274 sq ft)				
<b>Totals</b>		<b>340.31 sq m (3,663 sq ft)</b>			<b>£60,150</b>	

(1) For the year ending 31st December 2014, Lloyds Banking Group plc reported a working capital of £287,617,000,000, pre-tax profits of £1,762,000,000 and a total net worth of £44,604,000,000. (Source: www.riskdisk.com 22/02/2016)

### For further details please contact:

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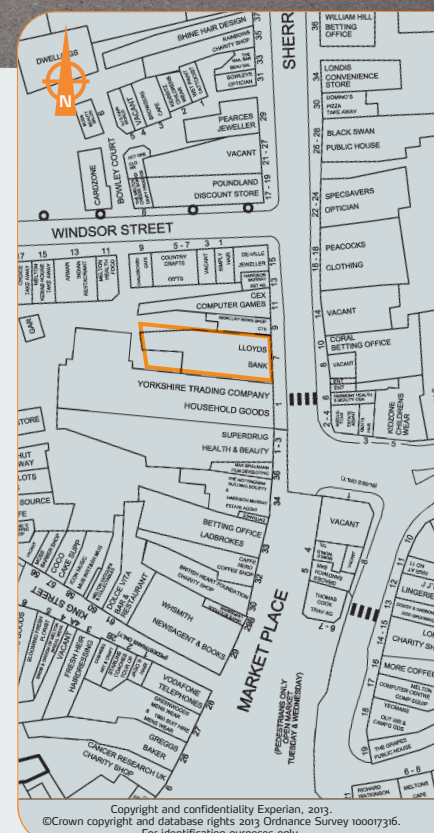
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[www.acuitus.co.uk](http://www.acuitus.co.uk)

### 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:

**Druces LLP**  
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