

Barclays Bank, Aldermaston Road Tadley, Hampshire RG26 4QA

lot 62

Freehold Bank Investment

- Let to Barclays Bank Plc until 2026 (subject to option)
- Prominent position on Aldermaston Road (A340)
- Future development opportunity (subject to consents)
- On-site car parking

Rent
£29,500
per annum
exclusive



Location

Miles: 8 miles north of Basingstoke
11 miles south-west of Reading
33 miles south of Oxford

Roads: A340, M3 (Junction 6), M4 (Junction 12)

Rail: Midgeham Rail

Air: Southampton Airport

Situation

The property occupies a prominent position on the western side of Aldermaston Road (A340), the main route through Tadley from the M3 Motorway (Junction 6). The property is located in a predominantly residential area just north of a large Sainsbury's Superstore and the local shopping parade at Mulfords Hill.

Description

The property comprises a ground floor banking hall with basement and first floor office and ancillary accommodation. The property also benefits from 14 car parking spaces and a site area of 0.09 hectares (0.22 acres).

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 Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	61.80 sq m (665 sq ft)	BARCLAYS BANK PLC (1)	20 years from 27/04/2006 until 22/05/2026 on a full repairing and insuring lease (2) (3)	£29,500	01/01/2017 and 01/01/2022
Ground	Banking Hall/Ancillary	206.20 sq m (2,220 sq ft)				
First	Office/Ancillary	79.89 sq m (860 sq ft)				
Totals		347.89 sq m (3,745 sq ft)			£29,500	

(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.riskdisk.com 18/02/2016)

(2) The lease provides an option to determine on 27th April 2021.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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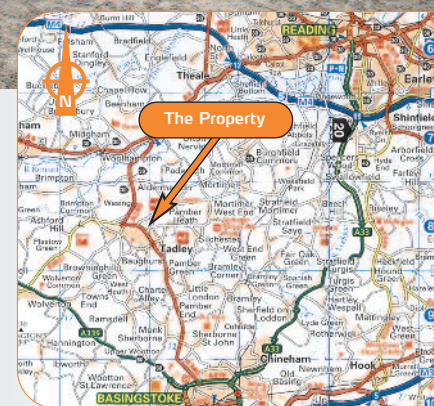
Georgina Roberts
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Buyer's Legal Report Service

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

Seller's Solicitors:

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