

lot 21

Barclays Bank, The Borough  
Hinckley, Leicestershire LE10 1NR

Rent  
£30,000  
per annum  
exclusive

Freehold Bank Investment

- Attractive building let to Barclays Bank Plc until 2027 (subject to option)
- Prominent position in town centre on pedestrianised thoroughfare
- Within a short walk of Britannia Shopping Centre
- Other nearby occupiers include Yorkshire Bank, Coral Betting, NatWest, HSBC and Clarks



Location

Miles: 13 miles south-west of Leicester  
4 miles north-east of Nuneaton  
Roads: A47, M69, A50  
Rail: Hinckley Rail  
Air: Birmingham International Airport

Situation

The property is situated within Hinckley town centre, in a highly prominent and busy pedestrianised location, fronting both The Borough and Market Place at its junction with Castle Street. Castle Street is the town's prime retailing thoroughfare and is home to The Britannia Shopping Centre which houses occupiers including Wilko, Boots, Greggs and New Look. Other nearby occupiers include Yorkshire Bank, Coral Betting, NatWest, HSBC and Clarks.

Description

The property comprises a prominent and attractive corner building providing a ground floor banking hall with ancillary accommodation on basement, first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	105.44 sq m (1,135 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 22/06/2007 on a full repairing and insuring lease (2)	£30,000	29/09/2013 (3) and five yearly (21/06/2027)
Basement	Ancillary	51.38 sq m (553 sq ft)				
First	Ancillary	90.39 sq m (973 sq ft)				
Second	Ancillary	10.96 sq m (118 sq ft)				
<b>Total</b>		<b>258.17 sq m (2,779 sq ft)</b>			<b>£30,000</b>	

- (1) For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000 and a total net worth of £55,845,000,000. (Source: Experian Group 18/04/2016)
- (2) The lease provides an option to determine on 22/06/2022, subject to 6 months' notice. The lease is subject to a schedule of condition.
- (3) The outstanding 2013 rent review is due to be documented imminently at nil increase. Please see legal pack.

For further details please contact:

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