

Barclays Bank, 1 The Island Midsomer Norton, Bath, Somerset BA3 2HQ

lot 1

Freehold Bank Investment

- Let to Barclays Bank Plc until July 2027 (subject to option)
- Prominent town centre location
- Nearby occupiers include Sainsbury's Supermarket and branches of NatWest and HSBC banks
- Important Rent Review in June 2016
- VAT-free investment

Rent
£12,000 per
annum
exclusive



Location

Miles: 9 miles south-west of Bath
14 miles south of Bristol
Road: A37, A46, A362, A367, M6 (Junction 18)
Air: Bristol Airport

Situation

The property is prominently located on the southern side of The Island, close to its junction with Silver Street and High Street, in the heart of the town centre. Nearby occupiers include Sainsbury's Supermarket, Lloyds Pharmacy and branches of NatWest, HSBC and TSB banks, amongst a number of independent retailers.

Description

The property comprises a ground floor banking hall with first floor offices and ancillary accommodation.

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
Ground	Banking Hall/ Ancillary	116.59 sq m	(1,255 sq ft)	BARCLAYS BANK PLC (1)	20 years from 31/07/2007 until 30/07/2027 (2) on a full repairing and insuring lease (3)	£12,000	24/06/2016 and five yearly thereafter
First	Office/Ancillary	49.24 sq m	(530 sq ft)				
Totals		165.83 sq m	(1,785 sq ft)			£12,000	

(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 21/04/2016).

(2) The lease is subject to a tenant option to determine on 30th July 2022.

(3) The lease is FRI subject to a Schedule of Condition.

For further details please contact:

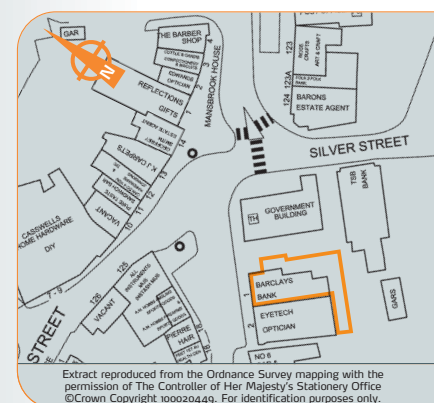
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

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