

9 Corn Square Leominster, Herefordshire HR6 8LT

lot 13

Freehold Bank Investment

- Entirely let to Lloyds Bank plc (by way of lease renewal) until 2023 (No breaks)
- Approximate site area of 0.13 hectares (0.32 acres) with large garden to rear
- Future residential redevelopment potential (subject to lease and consents)
- Attractive building in historic market town

Rent
£24,000
per annum
exclusive



Location

Miles: 13 miles north of Hereford
25 miles west of Worcester
57 miles south-west of Birmingham
Roads: A44, A49, A456, M5 (Junction 7)
Rail: Leominster Railway Station
Air: Birmingham International Airport

Situation

The property is located in the historic market town of Leominster and is prominently situated on the east side of Corn Square which runs off the pedestrianised Drapers Lane and Corn Street. The property benefits from a public car park to the rear for approximately 10 cars with nearby occupiers including Boots the Chemist and WH Smith.

Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and first floors. The property benefits from a large garden to the rear and an approximate site area of 0.13 hectares (0.32 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Alec Linfield. Tel: 020 7034 4860.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	62.43 sq m (672 sq ft)	LLOYDS BANK PLC (1)	10 years from 05/04/2013 until 2023 on a full repairing and insuring lease	£24,000	05/04/2018
Ground	Banking Hall/Ancillary	177.14 sq m (1,907 sq ft)				
First	Ancillary	177.31 sq m (1,909 sq ft)				
Totals		416.88 sq m (4,488 sq ft)			£24,000	

(1) For the year ending 31/12/2015, Lloyds Bank plc reported pre-tax profits of £1,372,000,000 and a total net worth of £43,108,000,000. (Source: www.riskdisk.com 01/06/2016)

For further details please contact:

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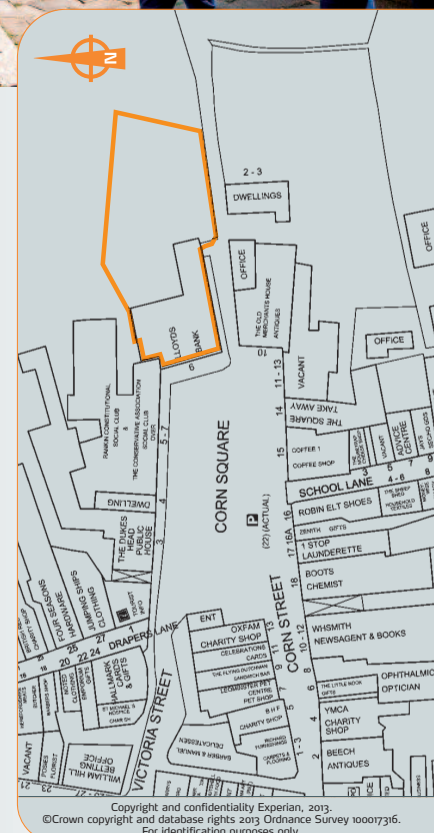
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Buyer's Legal Report Service

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Contact: Greg Rigby.
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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