

# Lot 12

£47,250  
per annum exclusive

## Barclays Bank, High Street St Ives, Cornwall TR26 1RT

Freehold Bank Investment



Photograph Taken September 2015

### Key Details

- Let to Barclays Bank Plc until 2028 (subject to option)
- Prominent corner position on High Street
- Popular tourist destination
- Nearby occupiers include Boots the Chemist, HSBC, Lloyds Bank and The Co-operative Food

### Location

**Miles:** 9 miles north of Penzance  
25 miles south-west of Truro  
75 miles west of Plymouth

**Roads:** A3074, A30

**Rail:** St Ives Railway Station

**Air:** Cornwall Airport Newquay

### Situation

St Ives is a popular and important tourist destination situated on the northern coast of Cornwall. The property is prominently situated in a prime position on busy High Street at its junction with Tregenna Place and benefits from a return frontage on Bedford Road. Nearby occupiers include Boots the Chemist, HSBC, Lloyds Bank, Fat Face and The Co-operative Food.

### Description

The property comprises a ground floor banking hall and offices with ancillary accommodation on part of the first floor. In addition, there are two self-contained residential flats on the remainder of the first and second floors. The property also benefits from a garage to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be one block viewing date for this property. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)(3)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall/Sales Area (3)	77.65 sq m (836 sq ft)	BARCLAYS BANK PLC (1)	Approximately 20 years from 21/05/2008 on a full repairing and insuring lease (2)	£47,250	29/09/2017 29/09/2022 (29/09/2027)
	Storage	2.79 sq m (30 sq ft)				
	Side Office	19.32 sq m (208 sq ft)				
	Vault & Strong Room	25.08 sq m (270 sq ft)				
	<b>(Approx Ground Floor Area)</b>	<b>142.92 sq m (1,538 sq ft)</b>				
First	Staff Room	11.98 sq m (129 sq ft)	INDIVIDUALS	125 years from 2005	Peppercorn	
	Storeroom	3.53 sq m (38 sq ft)				
First/ Second	Residential	2 x Self-Contained Flats				
<b>Total Commercial Areas (3)</b>		<b>158.43 sq m (1,705 sq ft)</b>			<b>£47,250</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: www.experian.co.uk 20/01/2017)
- (2) The lease provides for a tenant option to determine the lease on 20/05/2023 and is subject to a schedule of condition.
- (3) The floor areas above have been used by the Arbitrator at the 2012 Rent Review. The banking hall/sales area is expressed in Terms of Zone A (ITZA).



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