

# 12 Rowcroft, Stroud, Gloucestershire GL5 3BD

Freehold Bank Investment

**Lot 8**

£59,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (2) (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	321.82 sq m (3,464 sq ft)	LLOYDS	10 years from	£59,000	29/09/2017
Ground	Offices	159.70 sq m (1,719 sq ft)	BANK PLC (1)	29/09/2012 until		
Basement	Ancillary	198.07 sq m (2,132 sq ft)		28/09/2022 on a full repairing and insuring lease		
<b>Total</b>		<b>679.59 sq m (7,315 sq ft)</b>			<b>£59,000</b>	

(1) For the year ending 31st December 2016, Lloyds Bank Plc reported pre-tax profits of £1,977,000,000 and a total net worth of £47,806,000,000 (Source: Experian Group 25/04/2017).

(2) Floor areas agreed between the vendor and Lloyds Bank in 2011.

### Viewings

There will be a single block viewing for this property on Wednesday 17th May. Interested parties must register their details by midday Monday 15th May. Please contact George Watkins. T: +44 (0)20 7034 4861. E: george.watkins@acuitus.co.uk

### Key Details

- Entirely let to Lloyds Bank Plc
- 10 year lease (renewal) from 2012
- Tenant break option in September 2017 not exercised
- Imminent Upward Only Rent Review – September 2017
- Attractive Period Building comprising approximately 7,315 sq ft
- Adjacent to Merrywalks Shopping Centre and close to McDonald's, Poundland, WH Smith and branches of HSBC and Barclays banks
- Prosperous and attractive Gloucestershire market town

### Location

Miles: 9 miles south of Gloucester  
32 miles north-east of Bristol  
Roads: A417, A419, M5 (Junction 13)  
Rail: Stroud Railway Station  
Air: Bristol Airport

### Situation

The property is situated on the northern side of Rowcroft, which connects to the pedestrianised King Street, in the heart of Stroud town centre. The property is adjacent to the Merrywalks Shopping Centre, which houses retailers including Wilko, Argos, New Look and Home Bargains. Other nearby occupiers include Poundland, McDonald's, M&Co, Savers and branches of HSBC and Barclays banks.

### Description

The property comprises a ground floor bank with ancillary accommodation on the basement floor. The property benefits from secure parking to the rear for four vehicles.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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