

# Lot 4

£40,000 per annum exclusive

28 High Street,  
**Oakham, Leicestershire LE15 6AR**

Freehold Bank Investment



## Key Details

- Let to HSBC Bank Plc
- Rent review in November 2017
- Prominent location close to Boots the Chemist and Caffè Nero
- VAT-free bank investment in attractive and historic market town

## Location

**Miles:** 9 miles south-east of Melton Mowbray  
24 miles east of Leicester  
**Roads:** A47, A606, A3003  
**Rail:** Oakham Railway Station  
**Air:** East Midlands Airport

## Situation

The property is prominently situated on the south side of High Street, close to its junction with Market Street and Market Place, in the heart of Oakham town centre. Nearby occupiers include Boots the Chemist, Caffè Nero, Costa, Fat Face and branches of Barclays, Santander and NatWest banks.

## Description

The property comprises a ground floor banking hall with ancillary accommodation on the basement floor.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

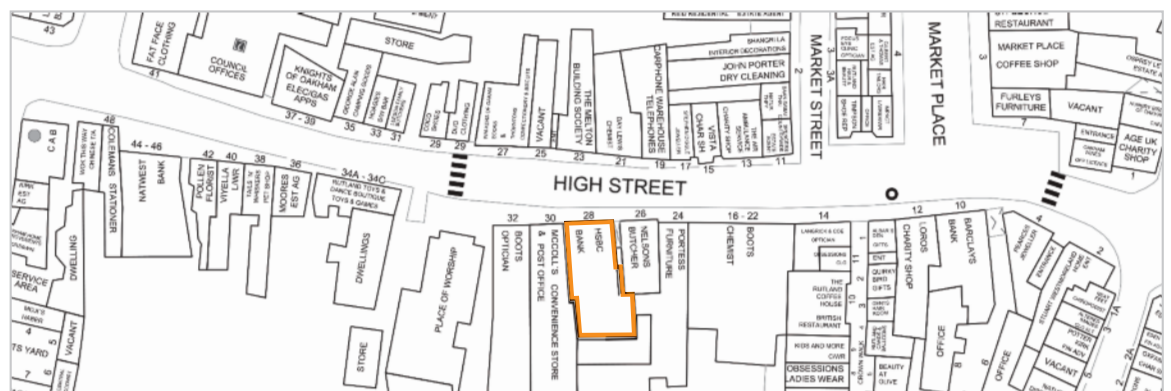
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall/ Ancillary	237.70 sq m (2,559 sq ft)	HSBC BANK PLC (1)	15 years from 08/11/2007 on a full repairing and insuring lease (2)	£40,000	08/11/2017 (07/11/2022) (3)
Basement	Ancillary	54.80 sq m (590 sq ft)				
<b>Totals</b>		<b>292.50 sq m (3,149 sq ft)</b>			<b>£40,000</b>	

(1) For the year ending 31st December 2016, HSBC Bank Plc reported pre-tax profits of £874,000,000 and a total net worth of £34,195,000,000 (Source: Experian Group 12/06/2017).

(2) The lease is full repairing and insuring subject to a Schedule of Condition.

(3) The lease contains an option for HSBC to take a new 15 year lease at the expiry of the existing lease.



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