

9 Guildhall Hill, Norwich, Norfolk NR2 1SN

Freehold Bank Investment

Lot 40

£60,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	128.95 sq m	(1,388 sq ft)	TSB BANK PLC (1)	15 years from 21/12/2006 on a full repairing and insuring lease (2)	£60,000	20/12/2021
Basement (Trap Door Access)	Ancillary	55.00 sq m	(592 sq ft)				
First	Offices/Ancillary	60.02 sq m	(646 sq ft)				
Second	Offices/Ancillary	63.92 sq m	(688 sq ft)				
Third (unused)	Offices/Ancillary	13.94 sq m	(150 sq ft)				
Totals		321.83 sq m (3,464 sq ft)				£60,000	

(1) For the year ending 31st December 2016, TSB Bank Plc reported pre-tax profits of £182,300,000 and a total net worth of £1,879,200,000 (Source: Experian Group 08/06/2017).

(2) Mid term repairing and redecoration liabilities on the upper floors and plant rooms are limited - please see the lease.

Key Details

- Let to TSB Bank Plc
- 2016 tenant break option not activated
- Approximately 3,464 sq ft
- Excellent City Centre position close to Tesco Metro, Jack Wills, Caffè Nero, The White Company, WH Smith & Primark
- VAT-free bank investment

Location

Miles: 12 miles west of Great Yarmouth
42 miles north of Ipswich
Roads: A11, A140, A147
Rail: Norwich Railway Station
Air: Norwich International

Situation

The property is situated on the northern side of the pedestrianised section of Guildhall Hill, at its junction with Gaol Hill and Gentleman's Walk, in the heart of the City Centre. Gentleman's Walk houses retailers including Primark, Top Shop and WH Smith, with other nearby occupiers including Tesco Metro, Jack Wills, Caffè Nero and The White Company.

Description

The property comprises a ground floor banking hall, with ancillary accommodation on basement and ancillary and office accommodation on first, second and third floors.

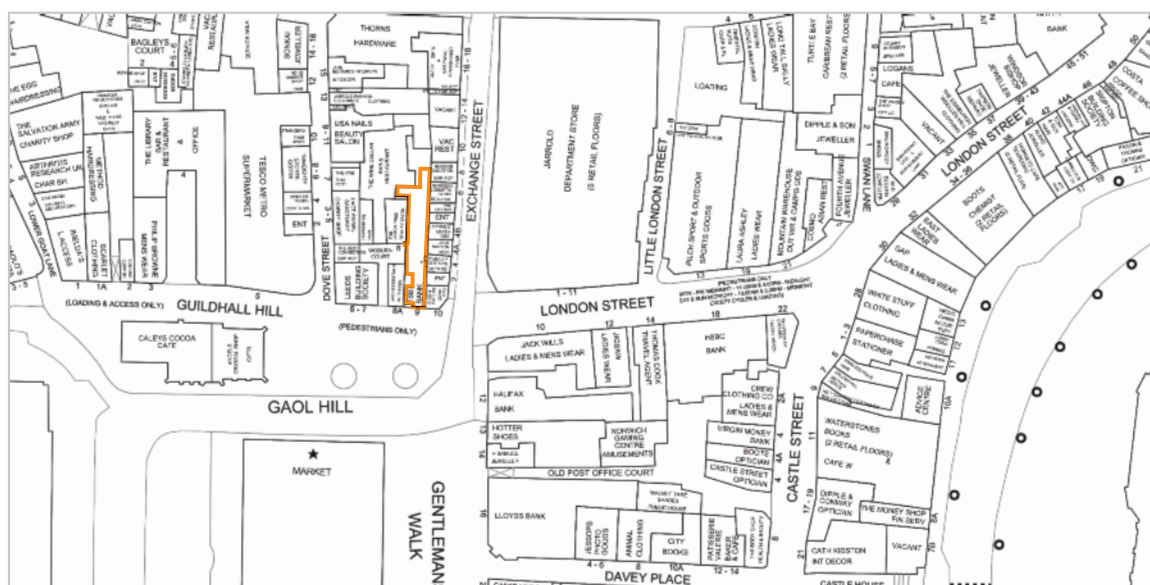
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Solomon Taylor & Shaw
Barry Shaw
+44 (0)20 7431 1912
barry@solts.co.uk