

Lot 2

£17,500 per annum
exclusive

Lloyds Bank, Aldermaston Road (A340), Tadley, Hampshire RG26 4QB

Freehold Bank Investment



Key Details

- Entirely let to Lloyds Bank Plc until 2023
- Tenant option to renew until 2033
- 2017 tenant break option not exercised
- Nearby occupiers include Barclays Bank, Subway, Sainsbury's, Domino's and Coral

Location

Miles: 45 miles west of London
10 miles south-west of Reading
30 miles south of Oxford

Roads: M4, M3, A340, A339,
Rail: Mortimer Railway Station
Aldermaston Railway Station
Air: Heathrow Airport

Situation

The town of Tadley is located some 6 miles north-west of Basingstoke and is well connected being equidistant between the M3 and M4. The property occupies a prominent position with a 25-metre frontage onto the main Aldermaston Road (A340).

Description

The property is a single storey detached building comprising a banking hall with ancillary offices and storage accommodation. The property benefits from car parking at the front.

Tenure

Freehold.

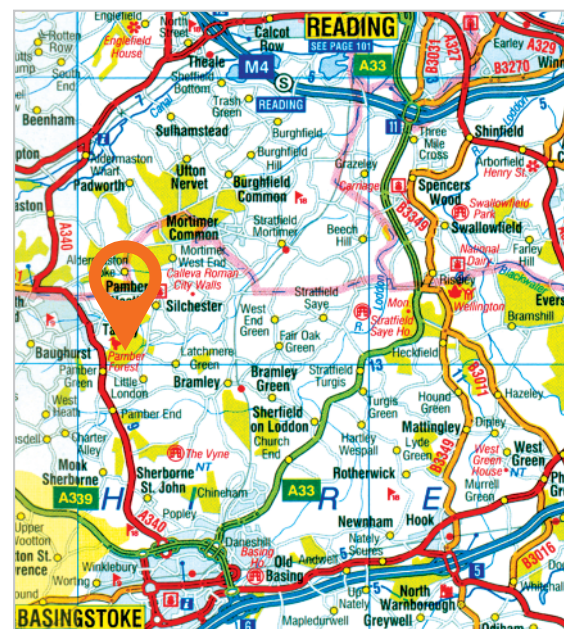
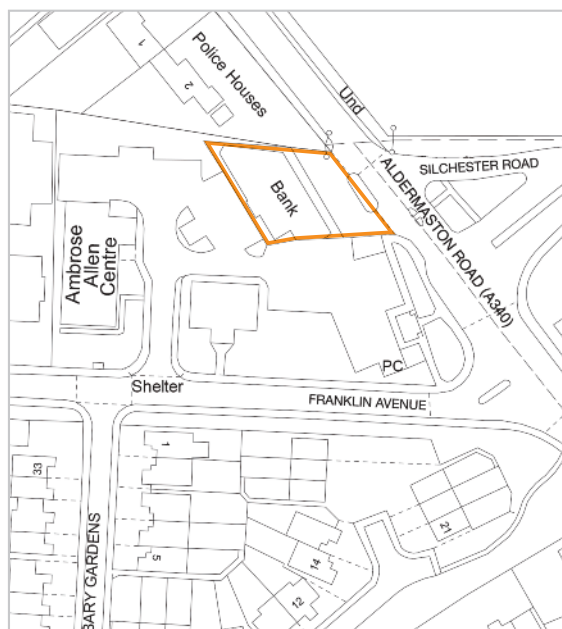
VAT

VAT is not applicable on this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/ Storage/ Office/ Ancillary	265 sq m (2,853 sq ft)	LLOYDS BANK PLC	12 years from 24/06/2011 until 23/06/2023 on a full repairing and insuring lease	£17,500	24/06/2021
Totals		265 sq m (2,853 sq ft)			£17,500	



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