LLoyds Bank, 5/8 The Parade, Court Road,

Brockworth, Nr Gloucester, Gloucestershire GL3 4EW

Freehold Bank and Residential Investment



Key Details

- Entirely let to Lloyds bank Plc until 2022
- · 2017 tenant option NOT exercised
- · Includes three bedroom self-contained flat
- · Nearby occupiers include a Co-op supermarket, Lloyds Pharmacy, Coral, Sue Ryder and a number of local retailers

Location

4 miles east of Gloucester 33 miles north-east of Bristol Miles:

45 miles south of Birmingham Roads: A417, A38, A40, M5 (Junction 11a approximately

1 mile)

Gloucester Railway Station Gloucestershire Airport Air:

Brockworth is a predominantly residential suburb of Gloucester, prominently located within 1/4 mile of Gloucester Business Park, with occupiers including BAE, Ageas and others, and just 4 miles south-east of Gloucester city centre. The property is situated on the east side of Court Road, at the end of a parade of commercial units. Neighbouring occupiers include a Co-op supermarket, Lloyds Pharmacy, Coral and Sue Ryder.

The property comprises a double fronted bank arranged on the ground and first floors. In addition, there is a self-contained three bedroom flat on the first floor accessed via the side of the property and with parking at the rear of the

Tenure

Freehold.

VAT

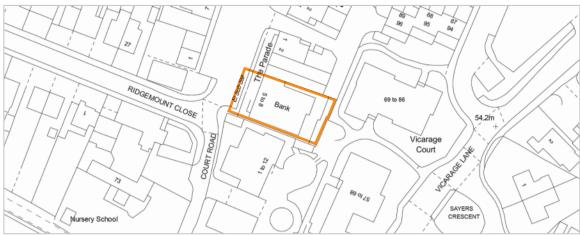
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--|---|--|---|--------|--|-------------|------------|
| Ground Ground Ground Part First Part First | Banking Hall Offices Strong Room/Stores Ancillary Residential | 153.47sq m 31.59sq m 25.73 sq m 54.07 sq m Not mea | (1,652 sq ft) (340 sq ft) (277 sq ft) (582 sq ft asured | BANK | 10 years from 25/03/2012 on a full repairing and insuring lease (1) (2) | £19,500 | 24/03/2022 |
| Totals | | 264.86 sq m | (2,509 sq ft) | | | £19,500 | |

- (1) Tenant option to determine in March 2017 was not exercised. (2) The tenant has sublet the residential flat.
- (3) The floor areas stated above were agreed between the parties at a previous rent review.



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