

Lot 2

£19,500 per annum exclusive

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

Miles: 4 miles east of Gloucester
33 miles north-east of Bristol
45 miles south of Birmingham

Roads: A417, A38, A40, M5 (Junction 11a approximately 1 mile)

Rail: Gloucester Railway Station

Air: Gloucestershire Airport

Situation

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.

Description

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 property.

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	Banking Hall	153.47sq m	(1,652 sq ft)	LLOYDS BANK	10 years from 25/03/2012 on a full repairing and insuring lease (1) (2)	£19,500	24/03/2022
Ground	Offices	31.59sq m	(340 sq ft)				
Ground	Strong Room/Stores	25.73 sq m	(277 sq ft)	PLC			
Part First	Ancillary	54.07 sq m	(582 sq ft)				
Part First	Residential	Not measured					
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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