

Lot 7

£120,000 per annum

92 High Street,
Maidenhead, Berkshire SL6 1PX

Freehold Bank Investment



Tenancy and accommodation

Lot 7
£120,000 per annum

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/ Ancillary	165.20 sq m (1,778 sq ft)	BARCLAYS BANK PLC (1)	20 years from 14/08/2006 until 13/08/2026 on a full repairing and insuring lease (2)	£120,000 (3)	24/06/2019 24/06/2024
Basement	Ancillary	106.20 sq m (1,143 sq ft)				
First	Offices	123.74 sq m (1,332 sq ft)				
Second	Offices	47.47 sq m (511 sq ft)				
Total		442.61 sq m (4,764 sq ft)			£120,000 (3)	

- (1) For the year ending 31st December 2016, Barclays Bank Plc reported pre-tax profits of £4,383,000,000 and a total net worth of £60,085,000,000 (Source: Experian Group 14/03/2018).
- (2) The lease is full repairing and insuring subject to a photographic Schedule of Condition.
- (3) The lease was subject to a tenant option to determine in August 2021, which has now been removed by way of a Deed of Variation in return for a 9 month rent-free period from 25th March 2018 expiring 24th December 2018. The Vendor has agreed to adjust the completion monies so that the property will effectively produce £120,000 per annum from completion of the sale.

Key Details

- Let to Barclays Bank Plc until August 2026
- August 2021 tenant break option removed
- Directly opposite entrance to **Nicholsons Shopping Centre** with retailers including **Tesco Metro, Next, WHSmith, H&M, Superdrug** and **Iceland**
- Other nearby occupiers include **Marks & Spencer, Costa, Boots the Chemist** and **Greggs**
- Prominent pedestrianised position in affluent **Thames Valley town**
- Maidenhead on new **Crossrail** route

Location

Miles: 4 miles south-east of Marlow
12 miles north-east of Reading
25 miles west of Central London
Roads: A308, A404, M4
Rail: Maidenhead Railway Station
Air: London Heathrow Airport

Situation

Maidenhead is a popular and affluent Berkshire market town which benefits from excellent communications, with the M4 motorway being less than two miles to the south. The property occupies a prominent position on the northern side of the pedestrianised section of High Street, directly opposite Nicholsons Shopping Centre. Nicholsons Shopping Centre has retailers including Tesco Metro, WHSmith, H&M, Superdrug, Iceland and Topshop. Other nearby occupiers include Marks & Spencer, Costa, Boots the Chemist and Greggs.

Description

The property comprises a well configured ground floor banking hall with ancillary accommodation on basement and office and ancillary accommodation on the first and second floors.

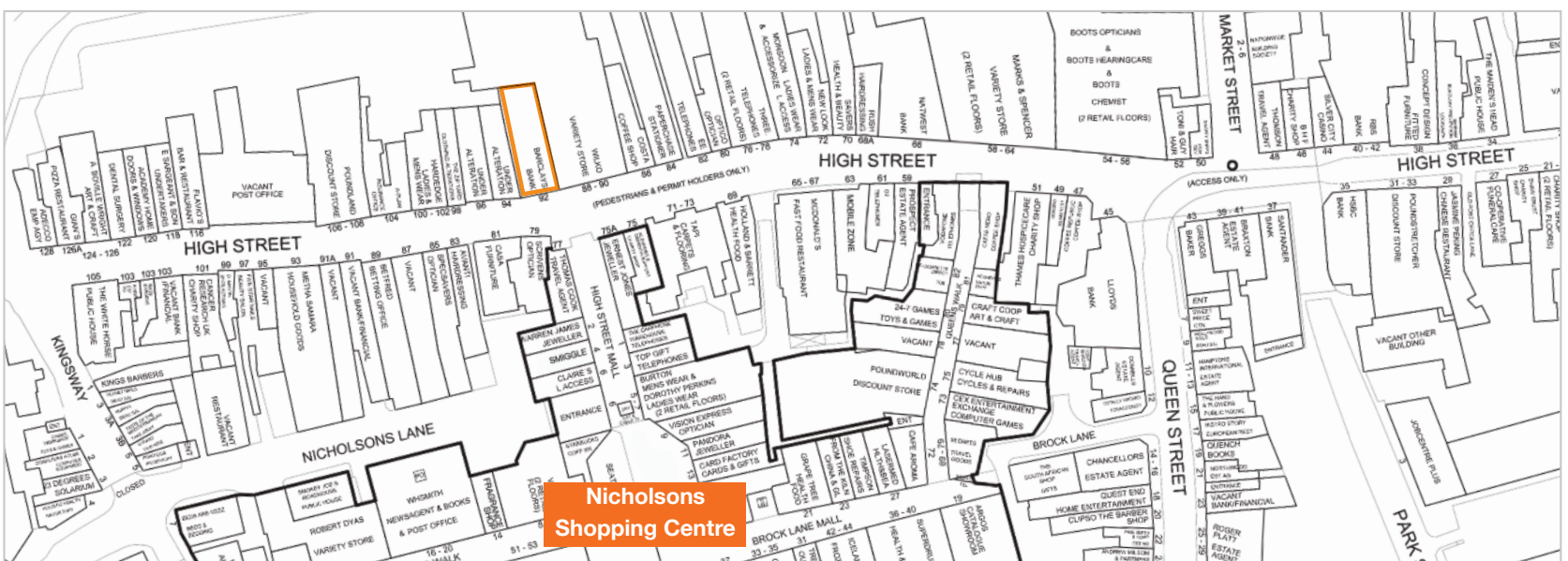
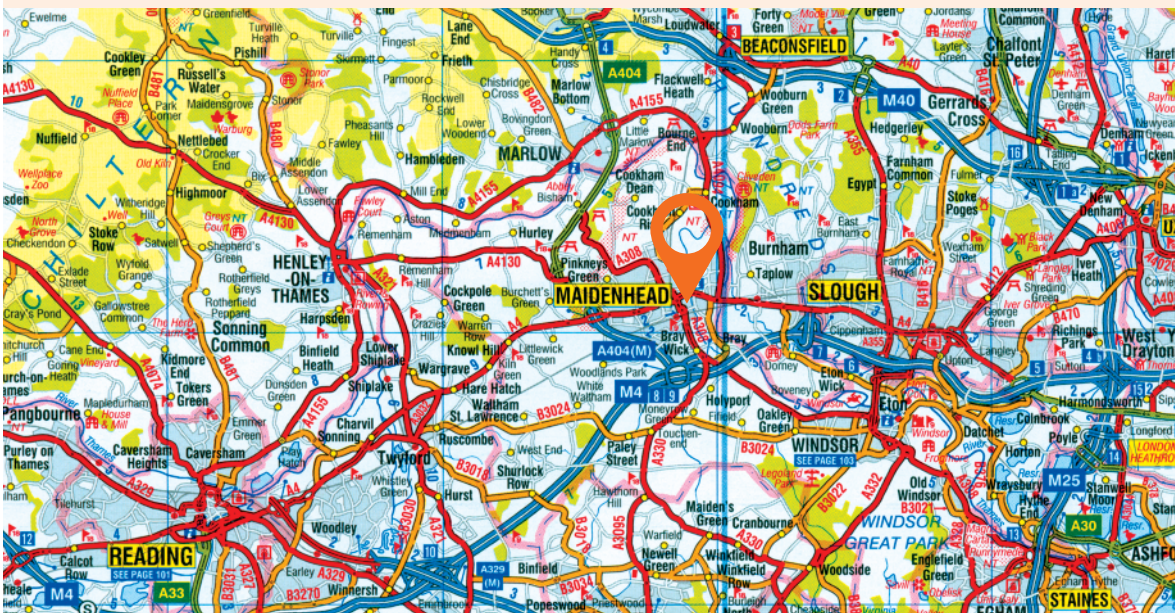
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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