



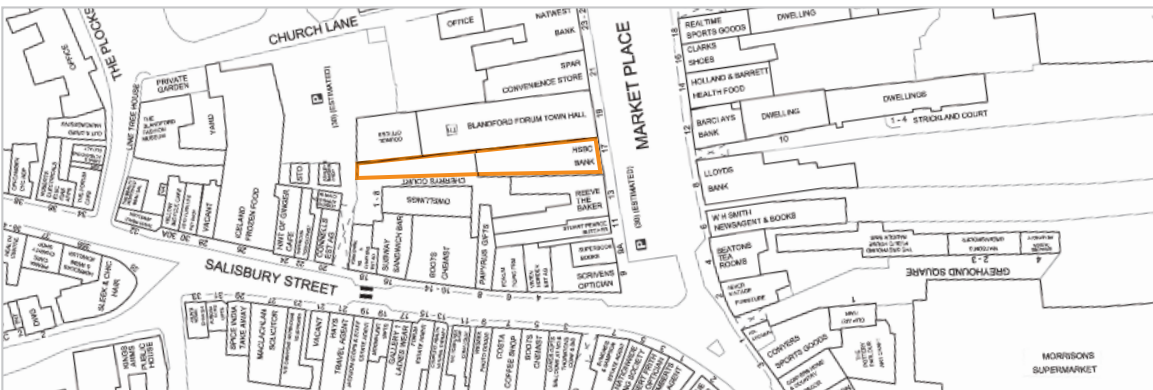
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	168.40 sq m (1,812 sq ft)	HSBC	15 years from	£46,024.04	Annual RPI Linked uplifts
First	Ancillary	79.50 sq m (855 sq ft)	BANK PLC	04/06/2008 until		rising to a minimum of:
Outbuilding	External Storage	Not measured	(1)	03/06/2023 on		04/06/2019 £47,174.64 pa
				a full repairing		04/06/2020 £48,354.00 pa
				and insuring		04/06/2021 £49,562.85 pa
				lease		04/06/2022 £50,801.93 pa
						(2)
Total		247.90 sq m (2,667 sq ft)			£46,024.04	

- (1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 09/05/2018). HSBC is one of the world's largest banking and financial services organisations - further information can be found at www.hsbc.com.
- (2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.
- NB: Not measured by Acuitus. Areas taken from the VOA at www.gov.uk

Viewings

There will be a single block viewing held on 06/07/2018 at 12:30pm. If you would like to attend you must register with us in advance no later than midday on 04/07/2018. Please register with Georgina Roberts on georgina.roberts@acuitus.co.uk - you will need to provide the full names of all parties attending and mobile telephone numbers. Photographic ID will be required on site.



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Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Attractive and affluent Georgian market town
- Annual Rent Reviews linked to RPI rising to a minimum of £50,801.93 pa in June 2022
- Nearby occupiers include Holland & Barrett, Clarks Shoes, Barclays Bank and WH Smith
- VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 14 miles north-west of Poole
19 miles north-west of Bournemouth
24 miles south-west of Salisbury

Roads: A31, A35, A350, A354

Rail: Poole Rail

Air: Bournemouth Airport

Situation

Blandford Forum is an affluent and attractive Georgian market town some 19 miles north-west of Bournemouth. The property is prominently situated on Market Place, adjacent to the Grade I listed Town Hall in the heart of the town centre. Nearby occupiers include Holland & Barrett, Clarks Shoes, Barclays Bank and WH Smith. Market Place benefits from parking for approximately 30 cars.

Description

The property comprises a ground floor banking hall with first floor ancillary accommodation. At the rear of the property is a single storey building which is currently used for storage with potential for residential development (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available