

35 Courtenay Street, Newton Abbot, Devon TQ12 2QL

Freehold Bank Investment

Lot 72

£25,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	54.14 sq m (582 sq ft)	BANK OF SCOTLAND PLC	10 years from 10/12/2012 on a full repairing and insuring lease	£25,000	09/12/2022
First	Ancillary	28.02 sq m (302 sq ft)				
Second	Ancillary	17.25 sq m (186 sq ft)	(1) t/a Halifax			
Total		99.41 sq m (1,070 sq ft)			£25,000	

(1) For the year ending 31st December 2017, Bank of Scotland Plc reported pre-tax profits of £2,804,000,000, and a net worth of £13,083,000,000 (Source: Experian Group 07/06/2018).

Key Details

- Let to Bank of Scotland Plc until 2022 (no breaks)
- Town centre location
- Neighbouring occupiers include Iceland, HSBC, Barclays Bank, Carphone Warehouse and Boots

Location

Miles: 7 miles north of Torquay
15 miles south of Exeter

Roads: A381, A38

Rail: Newton Abbot Railway Station

Air: Bristol International Airport
Exeter Airport

Situation

The property is prominently located in the town centre on the north side of Courtenay Street, 70 metres from the popular market square. Neighbouring occupiers include Iceland, HSBC, Barclays Bank, Carphone Warehouse and Boots.

Description

The property comprises ground floor banking hall accommodation with ancillary accommodation on the first and second floors. The tenant also occupies the adjacent two units which intercommunicate with the property.

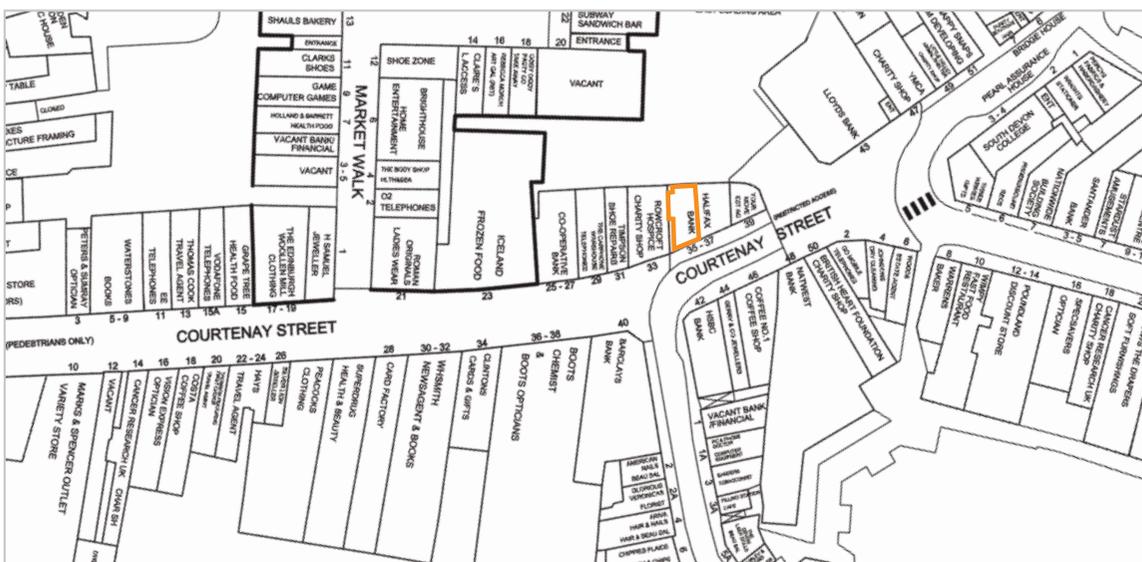
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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