

Lot 46

£49,968.96 per annum exclusive

13 & 15 Wellington Street, Aldershot, Hampshire GU11 1DY

Freehold Bank Investment



Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Popular London commuter town
- Annual Rent Reviews linked to RPI rising to a minimum of £55,156.38 pa in June 2022
- Nearby occupiers include Superdrug, Argos, Costa Coffee and Vodafone
- VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 33 miles south-west of London
9 miles west of Guildford
20 miles south-east of Reading

Roads: M3, M25, M4

Rail: Aldershot Rail

Air: London Heathrow, London Gatwick

Situation

Aldershot is a popular London commuter town, with strong communication links via the M3 and M25, and benefits from its substantial military base. The property is prominently situated on the pedestrianised Wellington Street, adjacent to the Wellington Shopping Centre which houses occupiers including WH Smith, Superdrug, Argos and Vodafone. Other nearby occupiers include Costa Coffee, BrightHouse and Clarks Shoes.

Description

The property is an attractive three storey building providing a ground floor banking hall with office and ancillary accommodation on first and second floors and storage accommodation at basement level.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

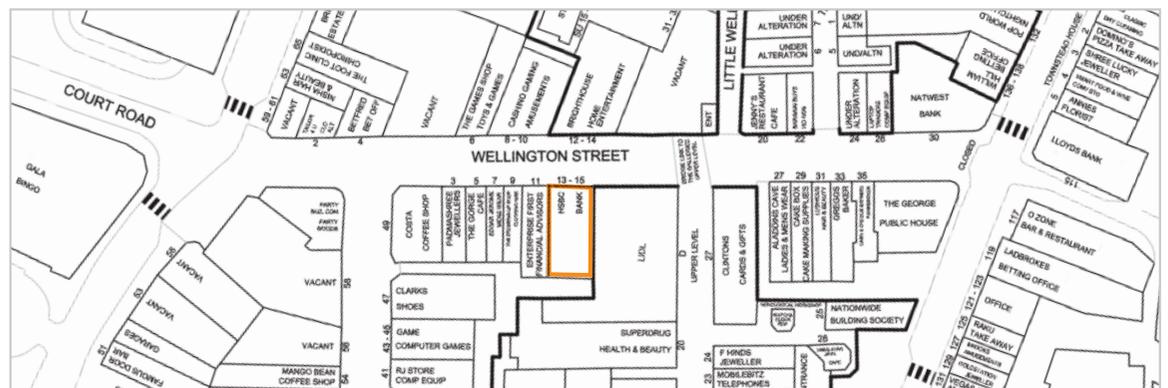
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	162.70 sq m (1,751 sq ft)	HSBC	15 years from 04/06/2008	£49,968.96	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £51,218.18 pa 04/06/2020 £52,498.63 pa 04/06/2021 £53,811.10 pa 04/06/2022 £55,156.38 pa (2)
Basement	Storage	86.61 sq m (932 sq ft)	BANK			
First	Office/Ancillary	69.15 sq m (744 sq ft)	PLC (1)	until 03/06/2023		
Second	Ancillary	83.39 sq m (897 sq ft)		on a full repairing and insuring lease		
Total		401.85 sq m (4,324 sq ft)			£49,968.96	

- (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 04/07/2018 at 9.30am. If you would like to attend you must register with us in advance no later than 9.00am on 02/07/2018. 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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