

# 2-3 Market Place, Chippenham, Wiltshire SN15 3HE

**Freehold Bank Investment** 



#### **Key Details**

- · Entirely let to HSBC Bank Plc until 2023 (no breaks)
- · Annual Rent Reviews linked to RPI rising to a minimum of £79,831.60 pa in June 2022
- · Historic market town close to the North Wessex **Downs and Cotswolds**
- · Nearby occupiers include Millets, Burton, Santander, Betfred and Iceland

# VAT-free Investment

#### On the Instructions of a Charitable Foundation

### Location

- 27 miles east of Bristol Miles:
- 14 miles north-east of Bath Roads: A350, M4 (Junction 17)
- Rail: Chippenham Railway Station
- (1hr 13mins to London Paddington)
- Air: Bristol Airport, Cardiff Airport

#### Situation

Chippenham is an affluent and historic Wiltshire market town situated between the North Wessex Downs to the east, the Cotswolds to the west and Salisbury Plain to the south. The property is prominently situated on the pedestrianised Market Place, close to its junction with High Street. Nearby occupiers include Millets, Burton, Santander, Betfred and Iceland. Adjacent to the property is the Borough Parade Car Park and an entrance to the Borough Parade Shopping Centre.

#### Description

The property comprises a ground floor banking hall with first, second and third floor ancillary accommodation. The property benefits from parking for approximately two cars at the rear of the property.

Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

Six Week Completion Available

# Tenancy and accommodation

Floor	Use	Floor	Areas	Tenant	Term	Rent p.a.x.	Reversion
		(Approx)					
Ground First Second Third	Banking Hall Ancillary Ancillary Ancillary	140.78 sq m 33.2 sq m 46.2 sq m 91.1 sq m	(1,515 sq ft) (357 sq ft) (497 sq ft) (989 sq ft)	BANK	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£72,323.49	Annual RPI Linked uplifts rising to a minimum of: 04/06/2019 £74,131.57 pa 04/06/2020 £75,984.86 pa 04/06/2021 £77,884.49 pa 04/06/2022 £79,831.60 pa (2)
Total		311.28 sq m	(3,358 sq ft)			£72,323.49	

(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

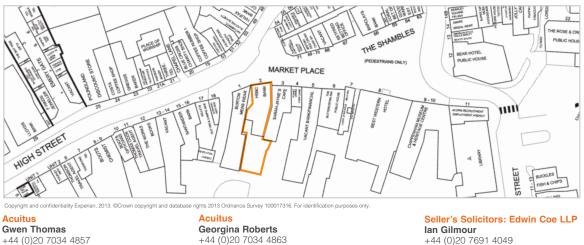
(2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.

NB: Not measured by Acuitus. Areas taken from the VOA at www.gov.uk

## Viewings

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There will be a single block viewing held on 02/07/2018 at 11:30am. If you would like to attend you must register with us in advance no later than 10am on 28/06/2018. 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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