

Lot 39

£72,323.49 per annum
exclusive

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

Miles: 27 miles east of Bristol
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 (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	140.78 sq m (1,515 sq ft)	HSBC	15 years from	£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)
First	Ancillary	33.2 sq m (357 sq ft)	BANK	04/06/2008 until		
Second	Ancillary	46.2 sq m (497 sq ft)	PLC (1)	03/06/2023 on a		
Third	Ancillary	91.1 sq m (989 sq ft)		full repairing and insuring lease		
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

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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