

Lot 25

£36,161.74 per annum exclusive

186 Broadway,
Didcot, Oxfordshire OX11 8RP
 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 £39,915.80 pa in June 2022
- Nearby occupiers include WH Smith, British Heart Foundation and Peacocks
- Development potential (subject to consents)
- VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 12.3 miles south of Oxford
 18 miles north-west of Reading
 Roads: B4493, A34, M4 (Junction 13)
 Rail: Didcot Parkway Rail
 Air: Heathrow Airport

Situation

Didcot is located 12.3 miles south of Oxford and has seen substantial development over recent years following gaining Garden Town status. The property is located on Broadway within the town centre, adjacent to WH Smith. Other nearby occupiers include The Market Place Shopping Centre, Domino's Pizza, British Heart Foundation and Peacocks. Broadway benefits from street parking outside of the property for approximately 20 cars.

Description

The property comprises a ground floor banking hall with a large yard to the rear.

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	122.07 sq m (1,313 sq ft)	HSBC BANK PLC (1)	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£36,161.74	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £37,065.79 pa 04/06/2020 £37,992.43 pa 04/06/2021 £38,942.24 pa 04/06/2022 £39,915.80 pa (2)
Total		122.07 sq m (1,313 sq ft)			£36,161.74	

- (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 9.30 am. If you would like to attend you must register with us in advance no later than 9 am 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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Acuitus
 Gwen Thomas
 +44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
 Georgina Roberts
 +44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Edwin Coe LLP
 Ian Gilmour
 +44 (0)20 7691 4049
ian.gilmour@edwincoe.com