

Lot 30

£100,500 per annum
exclusive

Lloyds, 58 Queens Road,
Clifton, Bristol BS8 1RE
Attractive Freehold Bank Investment



Tenancy and accommodation

Lot 30

£100,500 per annum exclusive

Key Details

- Substantial five storey period building in affluent Bristol suburb
- Let to Lloyds Bank Plc until December 2025 (no breaks)
- Close to Bristol University buildings and Bristol Museum and Art Gallery
- Nearby occupiers include Waitrose, Boots, Space.NK, Bill's Restaurant and Wagamama

On behalf of a Major Pension Fund

Location

Miles: 13 miles west of Bath
50 miles east of Cardiff
Roads: A38, A4032, M32, M4
Rail: Bristol Temple Meads
(1hr 40 mins to London Paddington)
Air: Bristol International Airport

Situation

Clifton is an affluent suburb of Bristol, located less than a mile west of the city centre. Clifton is a popular residential and commercial area, being home to a number of Bristol University buildings (student body of over 20,000), including the Wills Memorial Building on Queens Road, and the main administrative building, Senate House, which is within a 5 minute walk of the subject property. Queens Road (A4108) is a busy thoroughfare leading to the city centre via Park Row. Bristol Museum and Art Gallery is located some 150 metres from the property, with Bristol Grammar School, Bristol Lido and Colston Hall also within walking distance. Other nearby occupiers including Waitrose, Boots, NatWest and White Stuff, along with a number of restaurants such as Wagamama, Cau, Wahaca and Bill's.

Description

The property, an attractive Grade II listed period building, comprises an impressive five storey period building providing a banking hall on ground floor with ancillary accommodation over basement and upper floors. The tenant is in the process of internally refurbishing.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall/Ancillary	225.28 sq m	(2,425 sq ft)	LLOYDS BANK	15 years from	£100,500	01/12/2020
Basement	Ancillary	84.99 sq m	(915 sq ft)	PLC (1)	01/12/2010 on a		(30/11/2025)
First	Ancillary	104.10 sq m	(1,120 sq ft)		full repairing		
Second	Ancillary	185.33 sq m	(1,995 sq ft)		and insuring		
Third	Ancillary	104.70 sq m	(1,127 sq ft)		lease		
Fourth							
Total		704.40 sq m	(7,582 sq ft)			£100,500	

(1) For the year ending 31st December 2017, Lloyds Bank Plc reported pre-tax profits of £5,035,000,000 and a total net worth of £47,675,000,000 (Source: Experian 06/06/2018).



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