

# Lot 14

£46,024.04 per annum exclusive

## 27 High Street, Ringwood, Hampshire BH24 1BE

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 £50,801.93 pa in June 2022
- Historic Hampshire market town
- Nearby occupiers include Sainsbury's, WH Smith, Betfred and Lloyds Bank
- Residential potential (subject to consents)
- VAT-free Investment

### On the Instructions of a Charitable Foundation

#### Location

Miles: 11 miles north-east of Bournemouth  
18 miles west of Southampton  
Roads: A31, A338, M27, M271  
Air: Bournemouth Airport

#### Situation

Ringwood is a historic market town located 11 miles north-east of Bournemouth on the periphery of the New Forest National Park. The property is located in the middle of High Street, at its junction with Kings Arm Lane. Nearby occupiers include Sainsbury's, WH Smith, Betfred and Lloyds Bank.

#### Description

The property comprises a prominent three storey building arranged to provide a banking hall at ground floor level and office/ancillary accommodation on first and second floors. The property benefits from a large external store to the rear with potential for residential development (subject to consents) and parking for approximately 2 cars.

#### 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	78.74 sq m (847 sq ft)	HSBC	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£46,024.04	Annual RPI Linked uplifts rising to a minimum of: 04/06/2019 £47,174.64 pa 04/06/2020 £48,354.00 pa 04/06/2021 £49,562.85 pa 04/06/2022 £50,801.93 pa (2)
First	Ancillary	40.3 sq m (433 sq ft)	BANK			
Second	Ancillary	36.3 sq m (390 sq ft)	PLC (1)			
Ground	External Store	62.10 sq m (668 sq ft)				
<b>Total</b>		<b>217.44 sq m (2,338 sq ft)</b>			<b>£46,024.04</b>	

- (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](http://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](http://www.gov.uk)

#### Viewings

There will be a single block viewing held on 06/07/2018 at 10am. If you would like to attend you must register with us in advance no later than 9am on 04/07/2018. Please register with Georgina Roberts on [georgina.roberts@acuitus.co.uk](mailto: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.

The first floor rooms of the part tinted blue are excluded from the title



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