

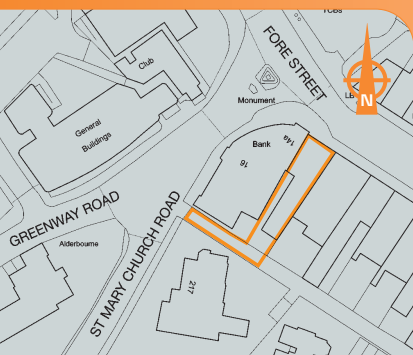
lot 3

**HSBC Bank, 14 Fore Street, St Marychurch
Torquay, Devon TQ1 4ND**

Rent
£18,750
per annum
exclusive

Freehold Bank Investment

- Fully let to HSBC Bank plc
- Situated in centre of popular coastal town
- Adjoins Lloyds Bank on prominent corner position
- Nearby occupiers include Britannia Building Society, Boots Pharmacy, NatWest and Barclays Bank



Location

Miles: 22 miles south of Exeter
32 miles east of Plymouth
Roads: A38, A380, A385
Rail: Torquay Rail
Air: Exeter Airport, Plymouth Airport

Situation

The property is situated in a prominent corner location on the south side of Fore Street at the junction with St Marychurch Road. Fore Street is an established local shopping district located approximately 1 mile north of Torquay town centre. The property adjoins Lloyds Bank and nearby occupiers include Britannia Building Society, Barclays Bank, Boots Pharmacy and NatWest.

Description

The property comprises a GROUND FLOOR BANKING HALL with ANCILLARY ACCOMMODATION on the first and second floors. The property benefits from 3 car parking spaces and access to the rear is via St Marychurch Road.

Tenure

Freehold.

VAT

VAT is not applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Banking Hall/Ancillary	122.82 sq m	(1,322 sq ft)	HSBC BANK PLC (1)	5 years from 25/03/2010 on a full repairing and insuring lease	£18,750 (2)
First	Ancillary	94.85 sq m	(1,021 sq ft)			
Second	Ancillary	54.35 sq m	(585 sq ft)			
Total		272.02 sq m	(2,928 sq ft)			£18,750

- (1) For the year ending 31st December 2009, HSBC Bank plc reported a turnover of £25,137,000,000, a pre-tax profit of £4,014,000,000 and a net worth of £16,588,000,000. (Source: www.riskdisk.com 03/11/2010) For the half year to 30th June 2010, HSBC Bank plc reported a pre-tax profit of £2,795,000,000. (Source: HSBC Bank plc Interim 2010 Report)
- (2) The lease provides for one year's rent free period in the final year of the term. The seller will pay the buyer a sum equal to the rent that would have been due in the absence of the rent free period.

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