

# 32 Gloucester Road, Ross-on-Wye, Herefordshire HR9 5LF

Freehold Bank Investment

# Lot 1

£26,299 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	122.20 sq m (1,315 sq ft)	HSBC	15 years from	£26,299	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £26,956.48 pa 04/06/2020 £27,630.39 pa 04/06/2021 £28,321.15 pa 04/06/2022 £29,029.18 pa (2)
Basement	Ancillary	96.80 sq m (1,042 sq ft)	BANK PLC	04/06/2008 until		
First	Ancillary	42.20 sq m (454 sq ft)	(1)	03/06/2023 on a full repairing and insuring lease		
<b>Total</b>		<b>261.20 sq m (2,812 sq ft)</b>			<b>£26,299</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 10/08/2018). 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.voa.gov.uk](http://www.voa.gov.uk)

## Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Located within town centre
- Annual Rent Reviews linked to RPI rising to a minimum of £29,029.18 pa in June 2022
- Nearby occupiers include Barclays Bank, Ladbroke's, Specsavers and a One Stop convenience store
- VAT-free Investment

## On the Instructions of a Charitable Foundation

### Location

Miles: 16 miles west of Gloucester  
24 miles south-west of Worcester  
Roads: A40, A449, M50  
Air: Bristol International Airport

### Situation

Ross-on-Wye is a market town in Herefordshire, on the edge of the Forest of Dean and some 16 miles west of Gloucester. The property is situated in the heart of the town centre on the southern side of Gloucester Road. Nearby occupiers include Barclays Bank, Ladbroke's, Specsavers and a One Stop convenience store.

### Description

The property is a three storey building comprising a ground floor banking hall and basement and first floor ancillary accommodation. The property benefits from a garden and 7 parking spaces to the rear.

### Tenure

Freehold.

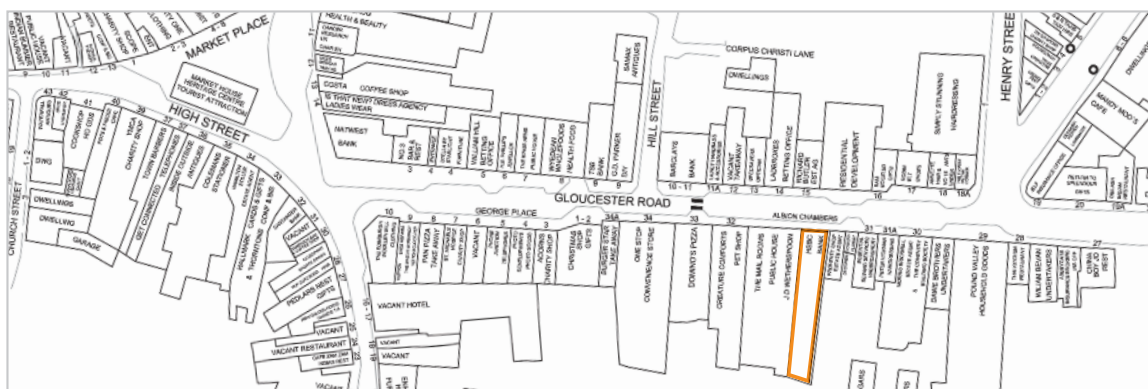
### VAT

VAT is not applicable to this lot.

### Six Week Completion Available

### Viewings

A block viewing will be held for this property. Please refer to the website for the scheduled date and time.



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