

2 Market Place, Wymondham, Norfolk NR18 0AP

Freehold Bank Investment

Lot 3

£26,299 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	149.60 sq m (1,610 sq ft)	HSBC	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£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)
First	Ancillary	48.80 sq m (525 sq ft)	BANK PLC (1)			
Total		198.40 sq m (2,135 sq ft)			£26,299	

(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

(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

Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Located within heart of historic market town
- Annual Rent Reviews linked to RPI rising to a minimum of £29,029.18 pa in June 2022
- Nearby occupiers include Barclays Bank, Savers, Ladbrokes and a Co-operative convenience store
- VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 9 miles south-west of Norwich

Roads: A11

Rail: Wymondham Rail

Air: Norwich International Airport

Situation

Wymondham is the largest market town in South Norfolk. The property is situated in the heart of the town centre on the northern side of Market Place, the focal point of the town's historic centre. Nearby occupiers include Barclays Bank, Savers, Ladbrokes, a Co-operative convenience store and Best Western Hotel.

Description

The property is a two storey building comprising a ground floor banking hall and ancillary accommodation on the first floor. The property benefits from a large car park to the rear with parking for approximately six cars.

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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