

Lot 21

£19,725 per annum exclusive

11 Canford Lane, Westbury on Trym, Bristol BS9 3DE Freehold Bank Investment



Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Future development potential (subject to consents)
- Annual Rent Reviews linked to RPI rising to a minimum of £21,772.71 pa in June 2022
- Nearby occupiers include a Co-operative supermarket, Connells Estate Agents and Barclays Bank
- VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 4 miles north-west of Bristol
15 miles north-west of Bath
Roads: A4162, A4, A38, M49, M5, M32
Rail: Sea Mills Rail
Air: Bristol International Airport

Situation

Westbury on Trym is a suburb of the city of Bristol, some 4 miles north of the city centre. The property is located within the town centre on the northern side of Canford Lane. Nearby occupiers include a Co-operative supermarket, Connells Estate Agents, Barclays Bank and a number of independent retailers.

Description

The property is a single storey building comprising banking hall and ancillary accommodation. The property benefits from future development potential (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Viewings

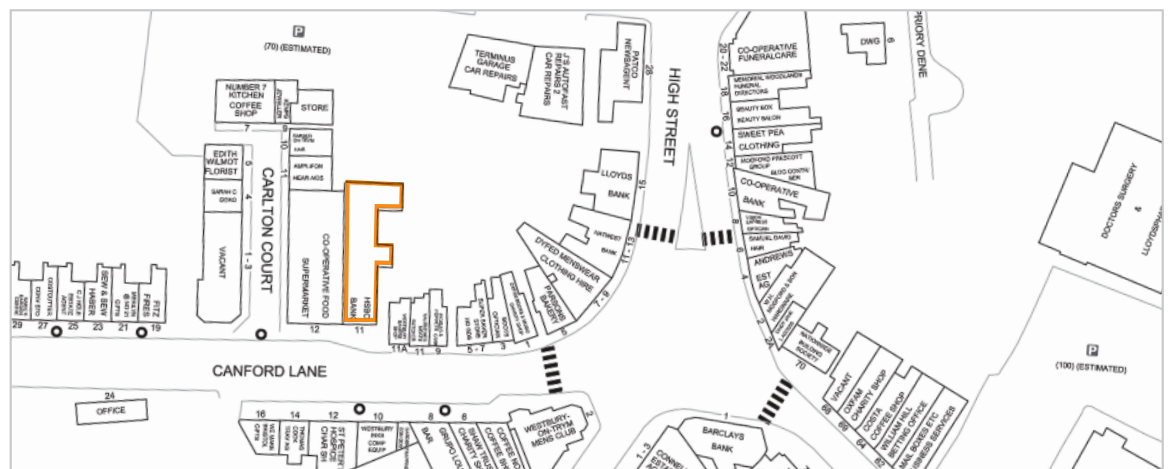
A block viewing will be held for this property. Please refer to the website for the scheduled date and time.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/ Ancillary	228.94 sq m (2,464 sq ft)	HSBC BANK PLC (1)	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£19,725	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £20,218.13 pa 04/06/2020 £20,723.58 pa 04/06/2021 £21,241.67 pa 04/06/2022 £21,772.71 pa (2)
Total		228.94 sq m (2,464 sq ft)			£19,725	

- (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



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