

# Lot 46

£78,000 per annum  
exclusive

30 Queen Victoria Street,  
**Reading, Berkshire RG1 1TG**

Freehold Bank Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall	73.90 sq m	(795 sq ft)	HSBC BANK PLC (1)	For a term from 25/03/2017 on a full repairing and insuring lease (2)	£78,000	25/03/2022 (18/10/2026)
Basement	Ancillary	55.75 sq m	(600 sq ft)				
First	Ancillary	57.60 sq m	(620 sq ft)				
Second	Ancillary	63.20 sq m	(680 sq ft)				
Third	Ancillary	47.85 sq m	(515 sq ft)				
<b>Totals</b>		<b>298.30 sq m (3,210 sq ft)</b>				<b>£78,000</b>	

- (1) For the year ending 31st December 2017, HSBC Bank Plc reported pre-tax profits of £2,370,000,000 and a total net worth of £38,113,000,000 (Source: Experian Group 19/9/2018).  
 (2) The lease provides for a tenant option to determine on 18/10/2021 subject to six months' notice.

# Lot 46

£78,000 per annum exclusive

### Key Details

- Let to HSBC Bank Plc until 2026 on a renewed lease (subject to option)
- Pedestrianised town centre location
- Crossrail town. Reading to Bond Street in 54 minutes
- 50 metres from John Lewis and Primark
- Other neighbouring occupiers include Itsu, Gap, Starbucks, WH Smith, Sainsbury's, Boots the Chemist, Lloyds and Santander

### On Behalf of Receivers



### Location

**Miles:** 25 miles south of Oxford  
 42 miles west of Central London  
**Roads:** A329(M), M4, M25  
**Rail:** Reading Railway and Crossrail Station  
**Air:** London Heathrow Airport

### Situation

Reading is a major regional commercial and retailing hub. The town will benefit from having a station on the new Elizabeth/Crossrail line giving a journey time of 54 minutes to Bond Street (crossrail.co.uk). The property is prominently situated on the east side of pedestrianised Queen Victoria Street, near the junction with Broad Street and 50 metres from John Lewis and Primark. Other neighbouring occupiers include Itsu, Gap, Starbucks, WH Smith, Sainsbury's, Boots the Chemist, Lloyds and Santander.

### Description

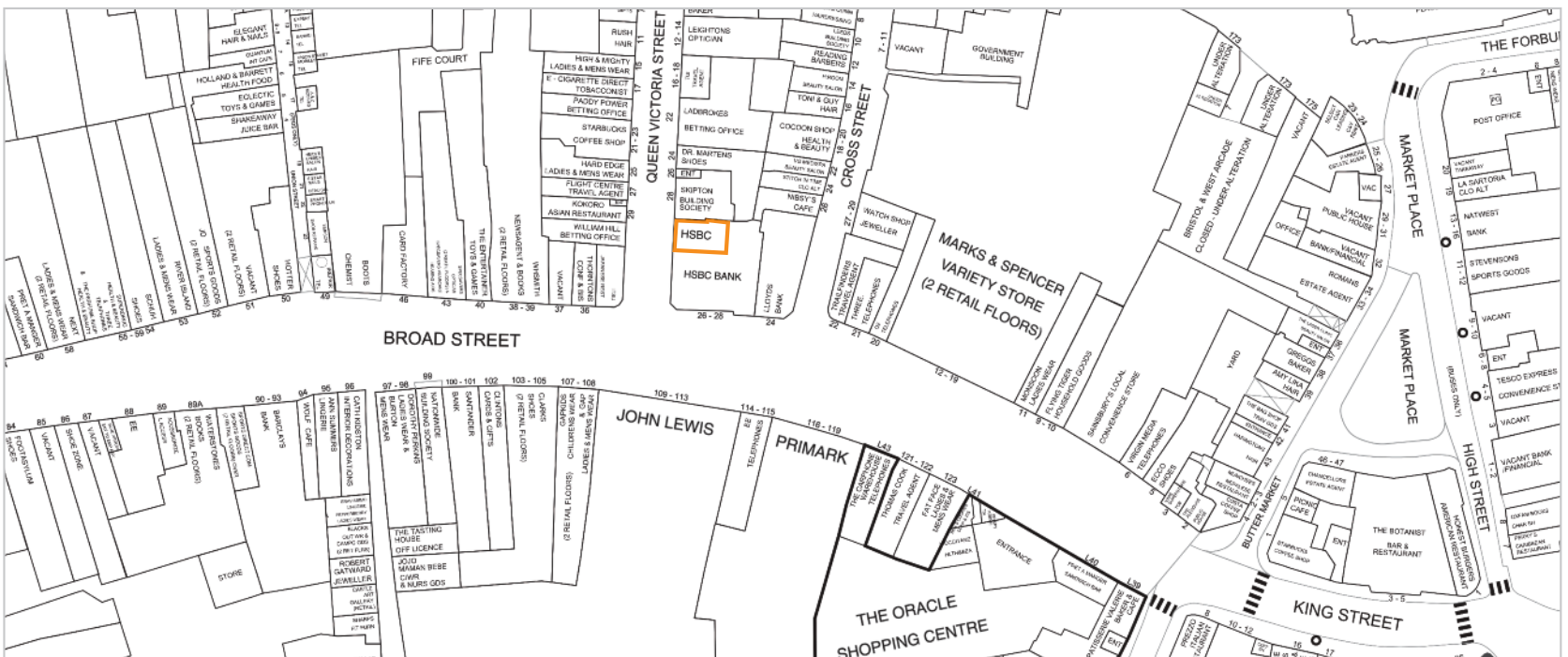
The property is an attractive period retail building comprising ground floor banking hall accommodation with ancillary accommodation on the three upper floors and in the basement. The property forms part of the larger HSBC bank building that fronts Broad Street.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**John Mehtab**  
 +44 (0)20 7034 4855  
 john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
 +44 (0)20 7034 4854  
 billy.struth@acuitus.co.uk

**Seller's Solicitors: The Head Partnership**  
**Karen Brown**  
 +44 (0)118 920 9499  
 karen@thpsolicitors.co.uk