

35 High Street, Cheadle, Staffordshire ST10 1AS

Freehold Bank Investment

Lot 82

£22,500 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking	217.30 sq m (2,399 sq ft)	BARCLAYS BANK PLC (1)	20 years from 20/06/2007 (2) on a full repairing and insuring lease (3)	£22,500	20/06/2023
First	Hall/Ancillary Ancillary	67.20 sq m (723 sq ft)				
Total		284.50 sq m (3,122 sq ft)			£22,500	

- (1) For the year ending 31st December 2017, Barclays Bank Plc reported a turnover of £8,775,000,000, pre-tax profits of £3,166,000,000 and a total net worth of £60,829,000,000 (Source: Experian Group 03/09/2018).
 (2) The lease is subject to a tenant option to determine on 20th June 2022..
 (3) The lease is full repairing and insuring, subject to a schedule of condition.

Key Details

- Let to Barclays Bank plc until June 2027 (subject to option)
- Approximately 3,122 sq ft
- Close to Boots the Chemist, WHSmith, Superdrug and Cheadle Shopping Centre
- VAT-free Bank Investment

Location

Miles: 8 miles east of Stoke-on-Trent
 35 miles west of Nottingham
 Roads: A521, A522, M6 (Junction 15)
 Air: Birmingham International Airport

Situation

The property is situated in a prominent position on the southern side of High Street. Nearby occupiers include Boots the Chemist, WHSmith, Superdrug, B&M Bargains and Iceland. Cheadle Shopping Centre car park is to the rear of the property, providing the main town centre car parking for approximately 140 cars.

Description

The property comprises a ground floor banking hall with offices/ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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Acuitus
 David Margolis
 +44 (0)20 7034 4862
 david.margolis@acuitus.co.uk

Acuitus
 George Watkins
 +44 (0)20 7034 4861
 george.watkins@acuitus.co.uk

Associate Auctioneer
 Louis Taylor
 Julian Lythgoe
 +44 (0)1782 260222
 julian.lythgoe@louis-taylor.co.uk

Seller's Solicitors:
 Graham Withers & Co.
 Paul Nutley
 +44 (0)1743 236345
 paul.nutley@grahamwithers.co.uk