£25,000 per annun

Lloyds Bank, 1 Market Place, **Helston, Cornwall TR13 8SU**

Freehold Bank Investment



Key Details

- · Let to Lloyds Bank Plc until 2023
- · Tenant in occupation for over 20 years
- · 2017 break not exercised
- · Prominent town centre location
- Nearby occupiers include JD Wetherspoon, Betfred, Domino's Pizza, Peacocks and M&Co

Location

Miles: 16 miles south-east of Truro 30 miles south-east of Newquay Roads: A394, A3083

Roads: A394, A3083

Air: Plymouth Airport

Exeter International Airport

Cornwall Newquay Airport

Situation

Helston is a popular and attractive market town located between Falmouth and Penzance. The property is prominently situated in the heart of the town centre at the junction of Market Place, Wendron Street and Meneage Street. Nearby occupiers include JD Wetherspoon, Betfred, Domino's Pizza, Peacocks and M&Co.

Description

The property comprises a ground floor banking hall with basement, first and mezzanine ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

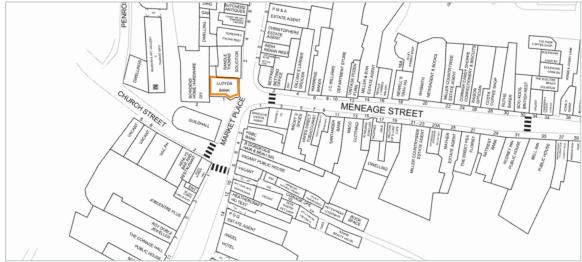
Band D.

See legal pack at acuitus.co.uk...

Tenancy and accommodation

Floor	Use	Floor (App		Tenant	Term	Rent p.a.x.	Reversion
Ground First Basement	Banking Hall Ancillary Ancillary	133.75 sq m 82.37 sq m 46.06 sq m	(1,440 sq ft) (867 sq ft) (496 sq ft)	LLOYDS BANK PLC (1)	12 years from 30/06/2011 on a full repairing and insuring lease	£25,000	29/06/2023
Totals		262.18 sq m	(2,803 sq ft)			£25,000	

(1) For the year ending 31st December 2017, Lloyds Bank Plc (CRN 00002065) reported pre-tax profits of £5,035,000,000 and a total net worth of £47,675,000,000 (Source: Experian Group 02/11/2018). The tenant has been in occupation since at least 1995.



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