

# Lot 54

£25,000 per annum  
exclusive

## 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  
**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](http://acuitus.co.uk).

## Tenancy and accommodation

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

(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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