

Lot 17

£52,500 per annum exclusive

Santander, 160 Marlowes, Hemel Hempstead, Hertfordshire HP1 1BB Freehold Bank Investment



Key Details

- Entirely let to Santander UK Plc by way of a lease renewal
- Busy town centre location
- Close to the Marlowes Shopping Centre
- Nearby occupiers include Boots, Poundland, Superdrug, WH Smith and a number of independent retailers
- Future residential redevelopment potential of upper parts (subject to consents)

Location

Miles: 7 miles west of St Albans
16 miles north-west of High Wycombe
23 miles north of Central London

Roads: A41, M1 (Junction 8), M25 (Junction 20)

Rail: Hemel Hempstead Railway Station
(26 minutes direct to London Euston)

Air: Heathrow Airport, Luton Airport

Situation

The property is prominently situated in the heart of the town centre on the west side of Marlowes, the town's principal retailing thoroughfare. The property benefits from being in close proximity to the Marlowes Shopping Centre, which houses retailers including Marks & Spencer, River Island, Holland & Barrett, JD Sports and Caffè Nero. Other nearby occupiers include Boots, Poundland, Superdrug, WH Smith and a number of independent retailers.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the first floor. The property benefits from a prominent frontage to Marlowes and three car parking spaces to the rear accessed from Waterhouse Street.

Tenure

Freehold. The car parking spaces to the rear are to be held Virtual Freehold on a 999 year lease from completion of the sale.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

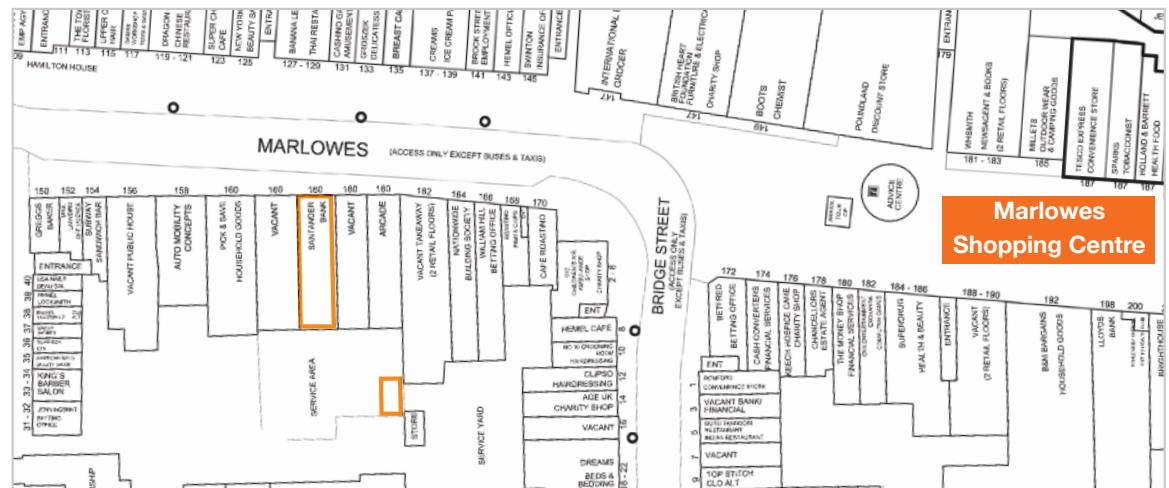
Available from the legal pack at acutus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	239.10 sq m (2,574 sq ft)	SANTANDER UK	3 years from 25/12/2017 on a full repairing and insuring lease (2)	£52,500	24/12/2020
First	Ancillary	149.50 sq m (1,609 sq ft)	PLC (1)			
Total		388.60 sq m (4,183 sq ft)			£52,500	

(1) For the year ending 31st December 2017, Santander UK Plc reported a turnover of £1,222,000,000, pre-tax profits of £1,817,000,000 and a total net worth of £14,311,000,000 (Source: Experian Group 08/11/2018).

(2) The property was previously let to Santander UK Plc on a 3 year lease from 25/12/2014 at a rent of £52,500 p.a.x.



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