

Lot 13

£65,000 per annum
exclusive

Santander Bank, 61 High Street,
Rayleigh, Essex SS6 7EW

Prominent Town Centre Bank Investment



Tenancy and accommodation

Lot 13

£65,000 per annum
exclusive

Key Details

- Let to Santander UK Plc on a recently renewed 10 year lease from 29th September 2018 (no breaks)
- No concessions offered to tenant at renewal
- Prominent town centre location
- Popular Essex commuter town
- Nearby occupiers including Costa Coffee, Boots, Greggs, Holland & Barrett, Pizza Express, Prezzo and ASK Italian

Location

- Miles:** 6 miles north-west of Southend-on-Sea
13 miles south of Chelmsford
32 miles east of Central London
- Roads:** A13, A127, A130
- Rail:** Rayleigh Train Station
(direct services to London Liverpool Street)
- Air:** London Southend Airport
London City Airport
London Stansted Airport

Situation

Rayleigh is a market town in the district of Rochford, Essex, located some 6 miles north-west of Southend-on-Sea, 13 miles south of Chelmsford and 32 miles east of Central London, with direct rail services to London Liverpool Street. The property is situated in a prominent town centre location in a good trading position on High Street. Nearby occupiers include Costa Coffee, Boots, Greggs, Holland & Barrett, Pizza Express, Prezzo and ASK Italian.

Description

The property is a double fronted two-storey building arranged over ground and first floors. It comprises a ground floor banking hall with ancillary accommodation on the first floor.

Tenure

Virtual freehold for a term of 999 years from 29th September 2018 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

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

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground First	Banking Hall Ancillary	217.30 sq m	(2,339 sq ft)	SANTANDER UK PLC (1)	10 years from 29/09/2018	£65,000	29/09/2023 (28/09/2028)
Total		297.10 sq m	(3,198 sq ft)			£65,000	

(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 10/12/2018).



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