

# 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

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Banking Hall	217.30 sq m	(2,339 sq ft)	SANTANDER UK	10 years from 29/09/2018	£65,000	29/09/2023
First	Ancillary	79.80 sq m	(859 sq ft)	PLC (1)			(28/09/2028)
<b>Total</b>		<b>297.10 sq m</b>	<b>(3,198 sq ft)</b>			<b>£65,000</b>	

(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).

### 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.



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