

Barclays Bank, 43/45 High Street, Stone, Staffordshire ST15 8AQ

Freehold Bank Investment

Lot 33

£33,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	194.54 sq m (2,094 sq ft)	BARCLAYS	20 years from	£33,500	11/05/2026
First	Ancillary	56.39 sq m (607 sq ft)	BANK PLC (1)	12/05/2006 on a full		
External Store	Ancillary	17.65 sq m (190 sq ft)		repairing and		
				insuring lease (2)		
Total		268.58 sq m (2,891 sq ft)			£33,500	

(1) For the year ending 31st December 2017, Barclays Bank Plc reported a turnover of £8,775,000,000, pre-tax profits of £3,166,000,000 and a total net worth of £60,829,000,000 (Source: Experian 17/12/2018).
(2) The lease provides for a tenant option to determine on 11/05/2021.

Key Details

- Let to Barclays Bank Plc until 2026 (subject to option)
- Prominent town centre location with central pitch on High Street
- Residential conversion potential (subject to consents)
- Nearby occupiers include Lloyds Bank, B&M, WHSmith, Superdrug, Domino's Pizza and Boots
- VAT-free investment

Location

Miles: 7 miles south of Stoke-on-Trent
7 miles north of Stafford
30 miles north of Birmingham city centre
Roads: A520, A51, A34, M6
Rail: Stone Train Station
Air: Manchester Airport, Birmingham Airport

Situation

Stone is an attractive market town located midway between Stoke-on-Trent and Stafford, some 30 miles north of central Birmingham in the county of Staffordshire. The property is situated on the north side of the pedestrianised High Street in a prominent town centre location, with nearby occupiers including Lloyds Bank, B&M, WHSmith, Superdrug, Domino's Pizza and Boots.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the first floor. The property also benefits from an external store room and parking at the rear. The upper floors, external store and car park may lend themselves to future residential conversion, subject to the existing lease and all necessary consents.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

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



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