

27 Station Road,  
Clacton-on-Sea, Essex CL15 1TD

Prime Freehold Bank Investment

Lot 8

£48,000 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	154.40 sq m (1,662 sq ft)	BARCLAYS BANK	20 years from 14/01/2008 until 13/01/2028 on a full repairing and insuring lease	£48,000	14/01/2023
First	Office/Ancillary	130.95 sq m (1,409 sq ft)	PLC (1)			
Second	Ancillary	45.35 sq m (488 sq ft)				
<b>Total</b>		<b>330.70 sq m (3,559 sq ft)</b>			<b>£48,000</b>	

(1) For the year ending 31st December 2018, Barclays Bank Plc reported pre-tax profits of £1,286,000,000 and a total net worth of £46,382,000,000 (source: Experian Group 14/02/2020).

Key Details

- Let to Barclays Bank Plc
- Lease expires January 2028 (no breaks)
- 2023 tenant break option removed
- Approximately 330.70 sq m (3,559 sq ft)
- Nearby retailers include McDonald's, Greggs, Holland & Barrett, Wilko, Superdrug and WHSmith
- VAT-free investment

Location

Miles: 16 miles south-east of Colchester  
70 miles north-east of Central London  
Roads: A133, A120, A12  
Rail: Clacton-on-Sea  
Air: London Southend

Situation

Clacton-on-Sea is a popular seaside resort on the Essex coast, 16 miles south-east of Colchester and 70 miles north-east of Central London. The property is situated in a prominent and central location on the western side of Station Road, close to its junction with Rosemary Road and High Street. Nearby retailers include McDonald's, Greggs, Holland & Barrett, Wilko, Superdrug and WHSmith.

Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors, forming part only of the branch. The property was comprehensively refurbished in 2008 and benefits from access from the rear.

Tenure

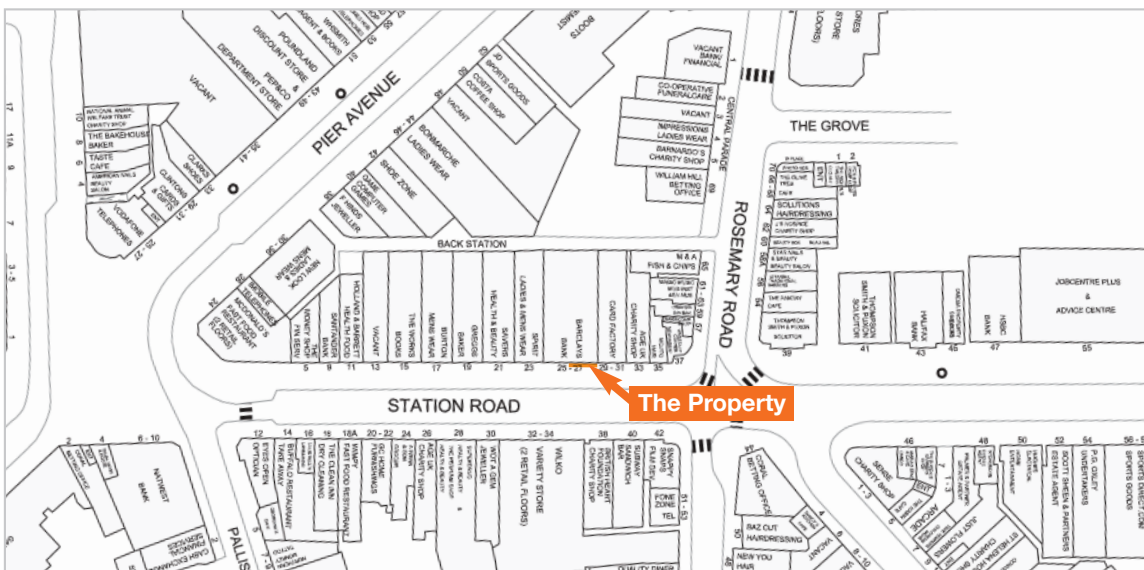
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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