

29 High Street,  
Camberley, Surrey GU15 3RE

Prominent Freehold Bank Investment

Lot 26

£50,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Banking Hall	160.81 sq m (1,731 sq ft)	HSBC BANK	15 years from	£50,000
First	Offices/Ancillary	79.03 sq m (851 sq ft)	PLC (1)	02/08/2006 until	
Second	Ancillary	18.50 sq m (199 sq ft)		01/08/2021 on a full repairing and insuring lease (2)	
<b>Total</b>		<b>258.34 sq m (2,781 sq ft)</b>			<b>£50,000</b>

(1) For the year ending 31st December 2018, HSBC Bank Plc reported a turnover of £5,407,000,000, pre-tax profits of £1,974,000,000 and a total net worth of £24,252,000,000 (source: Experian Group 14/02/2020).

(2) The lease is full repairing and insuring, subject to a schedule of condition. At the end of the lease, the tenant has an option to take a new 15 year lease on the same terms, with a rent review on the second day of the term.

## Key Details

- Let to HSBC Bank Plc
- Tenant break option in 2016 not exercised
- Directly opposite entrance to The Mall Shopping Centre
- Nearby retailers include McDonald's, WHSmith, Waterstones, Costa Coffee, TK Maxx and Wilko
- Future potential to convert upper parts to residential (subject to lease and consents)
- VAT-free investment
- Popular Surrey commuter town

## Location

Miles: 15 miles south-east of Reading  
30 miles south-west of London

Roads: A331, M3

Rail: Camberley

Air: London Heathrow

## Situation

Camberley is a well established office and retail centre, situated on the western edge of Surrey, some 15 miles south-east of Reading and 30 miles south-west of London. The town benefits from excellent transport communications, being just three miles north of Junction 4 of the M3, as well as regular rail services to London Waterloo. The property is very well located in a prominent corner position on the east side of High Street, opposite the entrance to the The Mall Camberley Shopping Centre. Nearby retailers include McDonald's, WHSmith, Waterstones, Costa Coffee, TK Maxx and Wilko.

## Description

The property is arranged on ground and two upper floors. The ground floor provides a banking hall, with office accommodation on the first floor and a staff room on the second floor. The property benefits from a small yard to the rear accessed via Bissingen Way which provides parking for two cars.

## Tenure

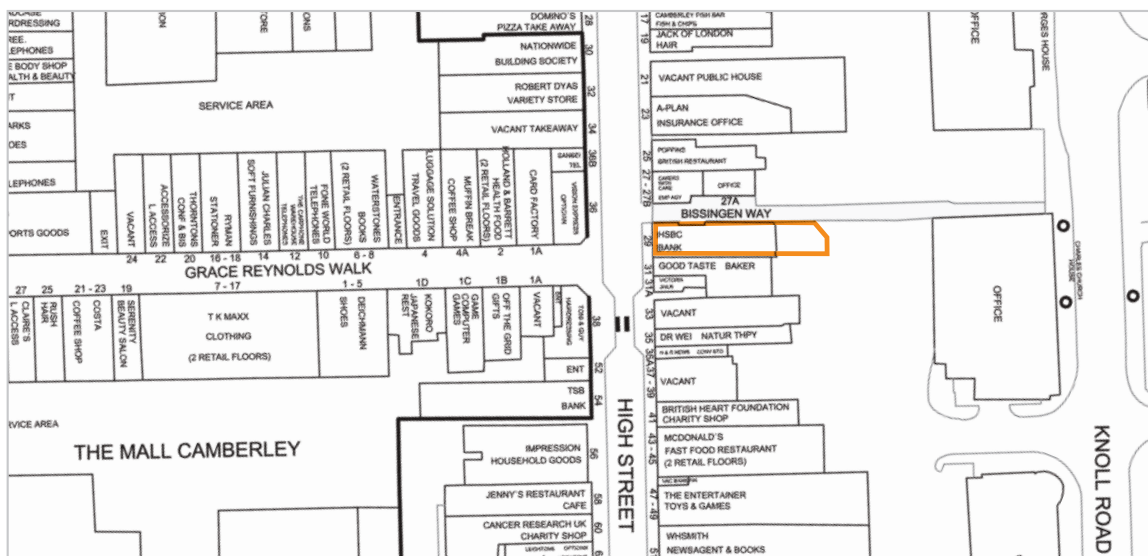
Freehold.

## VAT

VAT is not applicable to this lot.

## Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)



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