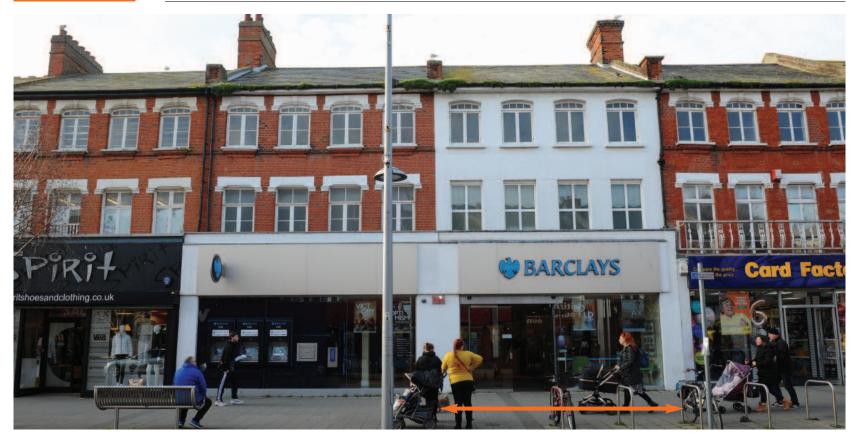
£48 000 per annum

27 Station Road,

Clacton-on-Sea, Essex CL15 1TD

Prime Freehold Bank Investment



Key Details

- · Let to Barclays Bank Plc
- · Lease expires January 2028 (no breaks)
- · VAT-Free Bank Investment
- · 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

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 WH Smith.

Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors. The adjoining property occupied by the same tenant is in separate ownership.

Tenure

Freehold

VAT

VAT is not applicable to this lot.

Six Week Completion

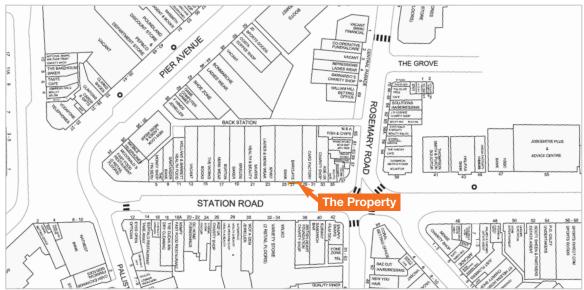
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First Second	Banking Hall Office/Ancillary Ancillary	154.40 sq m 130.95 sq m 45.35 sq m	(1,662 sq ft) (1,409 sq ft) (488 sq ft)	BARCLAYS BANK PLC (1)	20 years from 14/01/2008 until 13/01/2028 on a full repairing and insuring lease (2)	£48,000	14/01/2023
Total		330.70 sq m	(3,559 sq ft)			£48,000	

- (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).
- (2) The lease is full repairing and insuring, subject to a schedule of condition.



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