

Lot 20

£52,150 Per Annum
Exclusive

2 Market Place, Wallingford, Oxfordshire OX10 0EJ Freehold Bank Investment



Key Details

- Majority let to Barclays Bank Plc
- Lease expires April 2027 (subject to option)
- Prominent town centre location on principal pedestrianised thoroughfare
- Affluent Oxfordshire Market Town
- Nearby occupiers include Waitrose, Boots the Chemist, Lloyds Pharmacy, Costa Coffee, Greggs, and various national banks
- VAT-free investment

Location

Miles: 13 miles south-east of Oxford
15 miles north-west Reading

Roads: A34, M4, M40

Rail: Cholsey

Air: London Heathrow

Situation

Wallingford is an attractive town surrounded by the North Wessex Downs, approximately 13 miles south-east of Oxford and 15 miles north-west of Reading. The property is situated in a prominent location on the east side of Market Place, which forms part of the principal pedestrianised thoroughfare with St Mary's Street, in the heart of Wallingford. Nearby occupiers include Waitrose, Boots the Chemist, Lloyds Pharmacy, Costa Coffee, Greggs, and various national banks.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the basement. The first and second floors comprise four self-contained flats which have been let on long leases.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	234.57 sq m	(2,524 sq ft)	BARCLAYS BANK	20 years from 27/04/2007 (2)	£51,750 (3)	29/09/2022
Basement	Ancillary	50.84 sq m	(547 sq ft)	PLC (1)			
First/Second	4 flats	118.12 sq m	(1,271 sq ft)	VARIOUS (4)	125 years from 23/05/2008	£400 (total)	Fixed rental uplift to £800 (total) on 23/05/2033 and a further £400 (total) every 25 years thereafter
Total		403.53 sq m	(4,342 sq ft)			£52,150	

- (1) For the year ending 31st December 2019, Barclays Bank Plc did not report a turnover, but reported a pre-tax profit of £3,112,000,000 and shareholders funds of £50,615,000,000 (source: SmartSearch 18/08/2020).
- (2) The lease is subject to a tenant only option to determine on 27/04/2022.
- (3) The property was originally let in 2007 at £40,100 pa. The rent increased at the September 2012 Rent Review to £48,500 pa and then again at the September 2017 Rent Review to £51,750 pa.
- (4) The four flats above are let on separate leases, all on the same terms. Please see legal pack for individual leases.



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