

Lot 26

£41,000 Per Annum
Net Rent £26,500
per annum

21 Wood Street, Stratford Upon Avon, Warwickshire CV37 6JU

Attractive Bank Investment on a New 5 year lease to be granted (1)



Key Details

- Entirely occupied by Santander UK PLC
- New 5 year lease (NO Breaks) (1)
- VAT-free Investment
- Future alternative use potential of the upper floors

On Instructions of a Major Property Company

Location

Miles: 9 miles south-west of Warwick
12 miles south-west of Royal Leamington Spa
24 miles south of Birmingham
Roads: A46, A429, M40 (Junction 15)
Rail: Stratford-upon-Avon Railway Station
Air: Birmingham International Airport

Situation

Stratford-upon-Avon is a historic and affluent market town, popular with tourists due to its status as the birthplace of English playwright and poet William Shakespeare, as well as the home of the Royal Shakespeare Company at the Royal Shakespeare Theatre. The property is prominently situated in the heart of the town centre, on Wood Street close to its junction with High Street/Bridge Street.

Description

The property comprises a ground floor bank with ancillary accommodation on the first floor.

Tenure

Leasehold. Held for 100 years from 29/09/1973 expiring 29/09/2073 at a current rent of £14,500 p.a. Review in 2033.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

There will be no internal viewings of the property due to Covid-19.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Gross Rent p.a.x.	Reversion
Ground First	Banking Ancillary	145.89 sq m (1,570 sq ft)	SANTANDER UK PLC (2)	5 years beginning on 25/12/2020 (1)	£41,000	(24/12/2025)
Total		145.89 sq m (1,570 sq ft)			£41,000	

- (1) Santander UK PLC are currently subject to an Agreement for Lease for a lease of the whole property for 5 years commencing on 25/12/2020. Completion of the lease is conditional on obtaining the freeholders consent to sublet. The terms of the Agreement for Lease cannot be disclosed for confidentiality reasons. However, the form of lease that is to be entered into will be provided as part of the auction pack.
- (2) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to www.stratford.gov.uk



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