

Lot 5

£53,500 Per Annum

Barclays Bank, 2 Market Square, Leighton Buzzard, Bedfordshire LU7 1EY Freehold Bank Investment



Key Details

- Entirely let to Barclays Bank UK Plc
- Approximately 6,978 sq ft
- Includes rear site with parking for 12 cars
- Strategically located fronting popular 150 space town centre car park
- Nearby occupiers include Waitrose, Costa Coffee, Boots and Lloyds & HSBC banks
- VAT-free bank investment

On Behalf of Trustees

Location

Miles: 40 miles north-west of Central London
12 miles south-east of Milton Keynes
13 miles north-west of Luton

Roads: A5, A418, A4146, M1

Rail: Leighton Buzzard Railway Station

Air: London Luton Airport

Situation

Leighton Buzzard is an affluent and popular commuter market town located midway between Luton and Milton Keynes. The property is prominently situated in a prime retailing position on the south side of Market Square, approximately 200 metres from Waterborne Walk Shopping Centre and fronting a popular 150 space town centre car park. Nearby occupiers include Waitrose, Costa Coffee, Boots and Lloyds & HSBC banks.

Description

The property comprises a Grade II Listed bank arranged to provide a ground floor banking hall with first and second floor ancillary accommodation and basement storage. The property benefits from a rear site with parking for 12 cars, accessed from Duncombe Drive.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Banking Hall/Ancillary	185.89 sq m (2,001 sq ft)	BARCLAYS	10 years from	£53,500
	External storage (two buildings)	196.21 sq m (2,112 sq ft)	BANK UK PLC	25/12/2012 until	
First	Offices/Ancillary	171.87 sq m (1,850 sq ft)	(1)	24/12/2022 (2) on a full	
Second	Ancillary	52.49 sq m (565 sq ft)		repairing and insuring	
Basement	Storage	41.81 sq m (450 sq ft)		lease	
Total		648.27 sq m (6,978 sq ft)			£53,500

(1) For the year ending 31st December 2020, Barclays Bank UK Plc reported a turnover of £7,755,000,000, pre-tax profits of £367,000,000 and shareholder funds of £17,027,000,000 (Source: NorthRow 17/08/2021).

(2) The property was originally let for a term of 20 years from 25/12/1992. The lease was extended for a further 10 years in 2012 (by way of a reversionary lease dated in 2009), expiring on 24/12/2022



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