

# Lot 14, Lloyds Bank, 8 Thoroughfare, Woodbridge, Suffolk IP12 1AF

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Bank Investment in Prosperous Suffolk Town

- Let to Lloyds Bank Plc until 2026 (no breaks)
- Includes private car park to the rear
- Affluent and attractive market town
- Nearby occupiers include Barclays Bank, HSBC, Costa Coffee, Caff  Nero, Joules, Fat Face and numerous high class local retailers and antique shops
- VAT-free investment

#### Lot

14

#### Auction

31/Mar/2022

#### Rent

 59,000 per Annum Exclusive

#### Status

Available

#### Sector

Bank

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

8 miles east of Ipswich, 17 miles south-west of Aldeburgh

#### Roads

A12, A14

#### Train

Woodbridge Railway Station

#### Air

Norwich Airport

### Situation

Voted by the Sunday Times in March 2021 as the best place to live in the East of England, Woodbridge is an attractive and affluent town located along the banks of the River Deben, in an area of outstanding natural beauty. The property is situated in the town centre, close to the junction of Thoroughfare with Doric Place. One of the town centre car parks is close by, with pedestrian access diagonally opposite. Nearby occupiers include Barclays Bank, HSBC, Costa Coffee, Caff  Nero, Joules, Fat Face and numerous high class local retailers and antique shops.

### Tenure

Freehold.

### Description

The property comprises a ground floor banking hall with first floor ancillary offices and further ancillary accommodation arranged on the basement and second floor. The property also benefits from a dedicated private car par to the rear for 9 cars.

### VAT

VAT is not applicable to this lot.

### Completion Period

6 Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Banking Hall/Ancillary	182.64 sq m	(1,966 sq ft)	LLOYDS BANK PLC (1)	15 years from 01/02/2011 (2) on a full repairing and insuring lease	£59,000
Basement	Ancillary	10.59 sq m	(114 sq ft)			
First	Office/Ancillary	123.65 sq m	(1,331 sq ft)			
Second	Ancillary	51.28 sq m	(552 sq ft)			
<b>Total</b>		<b>368.16 sq m</b>	<b>(3,963 sq ft)</b>			<b>£59,000</b>

(1) For the year ending 31st December 2020, Lloyds Tsb Bank plc reported a turnover of £18,590,000,000, a pre-tax profit of £1,329,000,000 and shareholder funds of £41,040,000,000 (Source: NorthRow 24/02/2022)

(2) The lease was originally granted for a term of 10 years from 01/02/11 and was recently extended for a further 5 years to expire on 31/01/2026



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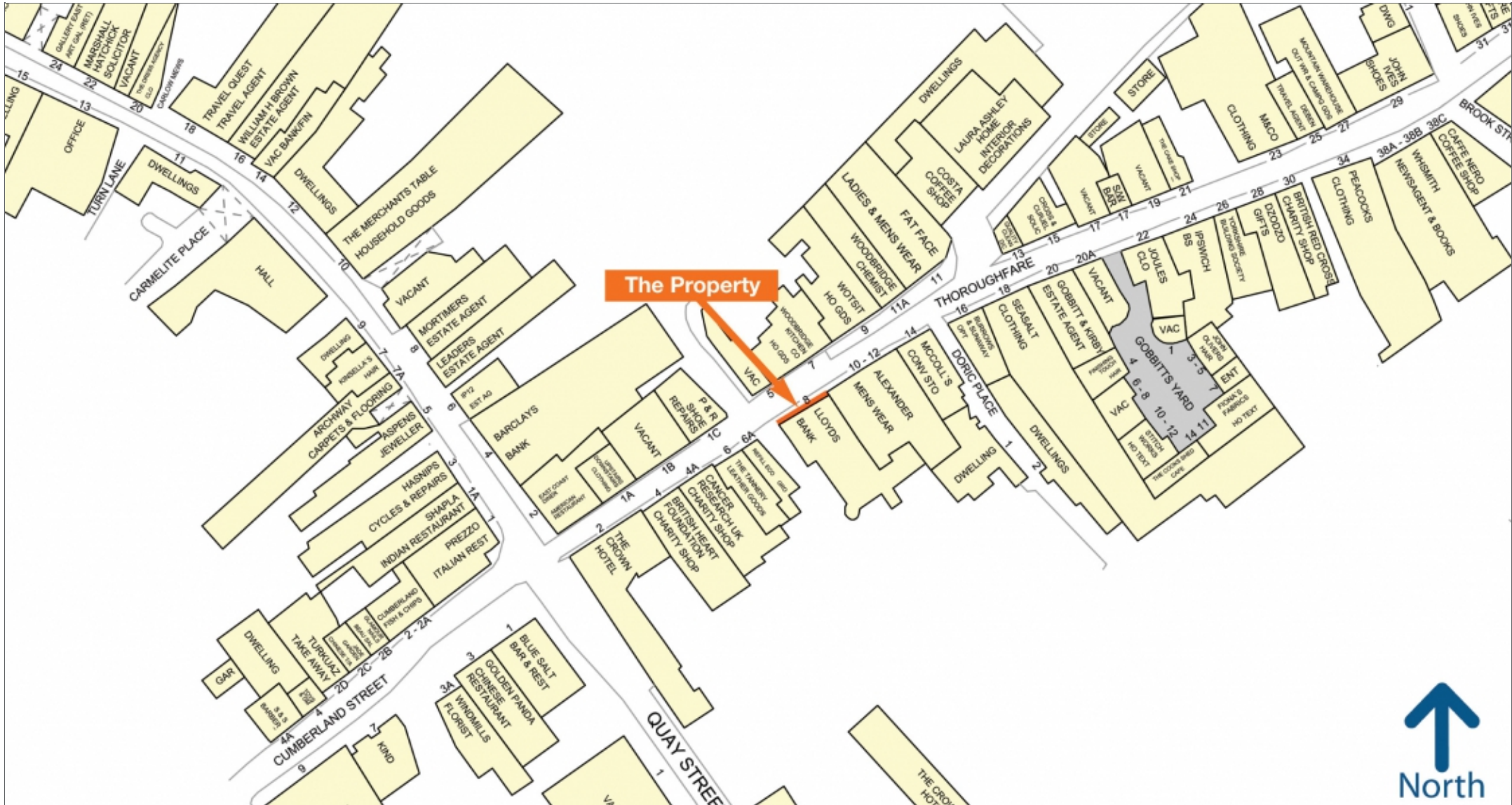
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## Contacts

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September 2020