



Tenure
Freehold.

Location

Burton-upon-Trent, with a population of approximately 60,000, is located approximately 11 miles south-west of Derby and 28 miles north-east of Birmingham close to the junction of the A38 and A50 trunk roads. The M42 is situated approximately 10 miles to the south-east of Burton.

The property is situated in a Conservation Area in a busy trading position on the western side of the part pedestrianised High Street close to its junction with Station Street and close to an entrance to the Coopers Square Shopping Centre.

Occupiers close by include H Samuel, Peacocks, Specsavers, Betfred, HSBK Bank, Barclays Bank and Nationwide Building Society.

Description

The property is arranged on basement, ground and two upper floors together with attic. The ground floor provides a banking hall with offices, stores, strong room and ancillary accommodation. The first floor provides offices and a staff room whilst the second floor comprises store room, WC and plant. The attic floor is not used. The basement is part unused having low head room. The property benefits from access to a rear yard with car parking for 10 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	16.0 m	(52' 6")
Shop Depth	34.70 m	(114' 10")
Built Depth	42.65 m	(139' 11")
Basement	26.30 sq m	(283 sq ft)
Ground Floor	618.15 sq m	(6,654 sq ft)
First Floor Offices/Staff	119.50 sq m	(1,286 sq ft)
Second Floor Stores	93.75 sq m	(1,009 sq ft)
Attic (unused)	44.10 sq m	(475 sq ft)

Total 901.80 sq m (9,707 sq ft)
NB. Floor areas provided by vendor.

Tenancy

The entire property is at present let to LLOYDS BANK PLC (formerly Lloyds TSB Bank plc) for a term of 10 years from 25th December 2011 at a current rent of £49,950 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants.

We understand that the 2016 rent review has not been implemented.

Tenant Information

Lloyds TSB Bank plc changed its name to Lloyds Bank plc on 26th September 2013.

Website: www.lloydsbank.com

For the year ended 31st December 2015, Lloyds Bank plc reported a turnover of nil, a pre-tax profit of £1.372bn, shareholders' funds of £43.739bn and a net worth of £43.108bn.

(Source: riskdisk.com 27.02.2017).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 83 Band D (Copy available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 15th March. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 129 Burton-on-Trent**.

Burton-on-Trent

16 High Street

Staffordshire

DE14 1HU

- **Freehold Bank Investment**
 - **Prominent retail position**
 - **Let to Lloyds Bank plc**
 - **Reversion 2021**
 - **Rent Review 2016 outstanding**
 - **Current Rent Reserved**
- £49,950 pa**

SIX WEEK COMPLETION AVAILABLE

