



Tenure

Freehold.

Location

Woodbridge is an attractive and affluent town located along the banks of the River Deben, in an Area of Outstanding Natural Beauty some 8 miles east of Ipswich, close to the Suffolk coast. The town is located just off the A12 which provides access to the A14. The property is situated within 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. Occupiers close by include Fat Face, Costa Coffee, Joules, Seasalt, Laura Ashley and many other multiple numbers.

Description

This attractive Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with first floor ancillary offices and further ancillary space on the second floor and in the basement. To the rear is a car park for 9 cars, accessed from Crown Place at the rear.

The property provides the following accommodation:

Ground Floor "Sales"	119 sq m	(1,281 sq ft)
Ground Floor Offices	40.88 sq m	(440 sq ft)
Ground Floor Store	5.48 sq m	(59 sq ft)
Ground Floor Vault	17.28 sq m	(186 sq ft)
First Floor Offices	99.22 sq m	(1,068 sq ft)
First Floor Storage	24.43 sq m	(263 sq ft)
Second Floor Store	51.28 sq m	(552 sq ft)
Basement	10.59 sq m	(114 sq ft)
9 Car Parking Spaces		

The above areas were agreed at the rent review in 2016.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 15 years from 1st February 2011 (by way of a lease extension) at a current rent of £59,000 per annum reviewed from £44,000 per annum in 2016. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.lloydsbank.com

For the year ended 31st December 2015, Lloyds Bank plc reported a turnover of £0, a pre-tax profit of £1,372m, shareholders' funds of £46.962bn and a net worth of £43.108bn. (Source: Experian 07.11.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

We are advised that an EPC is not required.

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 23rd November 2016. Please email viewings@allso.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 15 Woodbridge**.

Woodbridge

8 Thoroughfare

Suffolk

IP12 1AF

- **Attractive Freehold Town Centre Bank Investment**
- Let to Lloyds Bank plc
- Lease expires 2026 (no breaks)
- Grade II listed
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

£59,000 pa

SIX WEEK COMPLETION AVAILABLE

