

London SW16

186 Streatham High Road

Streatham

SW16 1BE

- **First Class Prominent Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank plc on a lease expiring in 2021
- Densely populated South London suburb
- Rent Review 2015
- No VAT applicable
- Current Rent Reserved
£82,000 pa⁽¹⁾

**COMPLETION TO BE
4TH APRIL 2011**



Tenure
Freehold.

Location
Streatham is a densely populated suburb of South London located some 6 miles south of the City. The suburb is located on the A23 and has the benefit of two rail stations providing services to London Bridge, Victoria, Croydon and the south coast. Numerous bus services serve the area, many of which pass along Streatham High Road. The property, which is located within a Conservation Area, is situated on the west side of Streatham High Road, in a prominent position at the junction with Becmead Avenue in the main retailing area of the High Road. Occupiers close by include Shoe Zone (adjacent), Specsavers, Iceland, Orange, QS, W H Smith, Sainsbury's and Boots the Chemist whilst branches of Santander and RBS are opposite, together with the Odeon Cinema.

Description
The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with storage and strong rooms in the basement. The three upper floors provide self-contained office accommodation, which is accessed from Becmead Avenue and has been sub-let. The property intercommunicates with the adjacent property also occupied by Lloyds Bank and which is not included in the sale.

The property provides the following accommodation and dimensions:		
Gross Frontage (including Splay)	5.50 m	(18' 1")
Gross Return Display Frontage	21.3 m	(69' 10")
Shop Depth	24.55 m	(80' 2")
Built Depth	35.95 m	(117' 11")
Basement	43.50 sq m	(470 sq ft)
Ground Floor	155.00 sq m	(1,670 sq ft)
First Floor Offices	132.70 sq m	(1,425 sq ft)
Second Floor Offices	133.00 sq m	(1,430 sq ft)
Third Floor Offices	92.50 sq m	(995 sq ft)
Total	556.70 sq m	(5,990 sq ft)

Tenancy
The entire property is at present let to LLOYDS TSB BANK PLC for a term of years expiring 23rd June 2021 at a current rent of £82,000 per annum, exclusive of rates. The lease provides for a rent review on 29th September 2015 and contains full repairing and insuring covenants.

(1) The lessee has the benefit of a seven and a half month rent free period commencing on 25th December 2010. The Vendors, by way of a reduction in the purchase price, will make an allowance to the buyer of a sum equivalent to the rent which would have been due in the absence of the rent free period. We understand that the first, second and third floor offices have been sub-let at £25,000 per annum on a lease expiring on 22nd June 2011.

Tenant Information
Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com

VAT
VAT is not applicable to this lot.

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

Viewings
To be held on Wednesday 2nd February 2011 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including your name, address, company name and telephone number to viewings@alltop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 61 Streatham**.

