

# Oundle

## 9 Market Place Cambridgeshire PE8 4BA

- **Attractive Freehold Bank and Ground Rent Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2025 without breaks
- Attractive period building in this popular market town
- Bank Rent Review in 2020 to a minimum of £30,207.50 pa
- VAT is not applicable
- Total Current Rents Reserved  
**£28,100 pa**

On the Instructions of  
**threadneedle.**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**

Oundle is a small attractive market town renowned for its public school and located on the A427 main road, which links to the A43 to the west, the A1(M) via the A605 to the east and the A14 to the south. The property, which is in a Conservation Area, is situated on the north side of Market Place in the heart of this popular and attractive Cambridgeshire town. Occupiers close by include Tesco Express, Boots, Barclays and a wide range of local traders.

**Description**

The property is arranged on ground and two upper floors to provide a NatWest banking hall on the ground floor. The residential upper floors and garden have been sold off on a long lease.

**VAT**

VAT is not applicable to this lot.

**Documents**

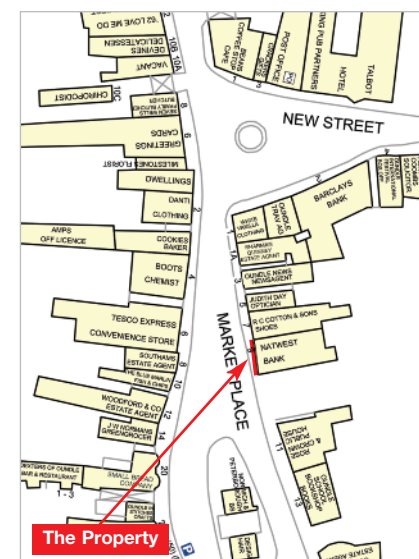
The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

EPC Rating 76 Band D (Copy available on website).

**Viewings**

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email [viewings@allso.co.uk](mailto:viewings@allso.co.uk). In the subject box of your email, please ensure you enter **Lot 13 Oundle**.



No.	Present Lessee	Accommodation	Lease Terms		Current Rent £ p.a.	Next Review/ Reversion	
Bank (Ground Floor)	The Royal Bank of Scotland plc (1)	Gross Frontage Shop Depth Built Depth	10.65 m 9.40 m 17.75 m	(34' 11") (30' 10") (58' 3")	Term of years from 09.06.2005 to 23.06.2025 Rent review in 2020 to a minimum 7.5% increase FR & I. Service charge cap	£28,100 p.a.	Rent Review in 2020 to a minimum of £30,207.50 p.a.
First & Second Floors and Garden	Keyham Limited	First & Second Floor Flat – Not Inspected Garden	125 years from 24.06.2004		£0 p.a.	Reversion 2129	

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: [www.rbs.com](http://www.rbs.com))

**Total £28,100 p.a.**