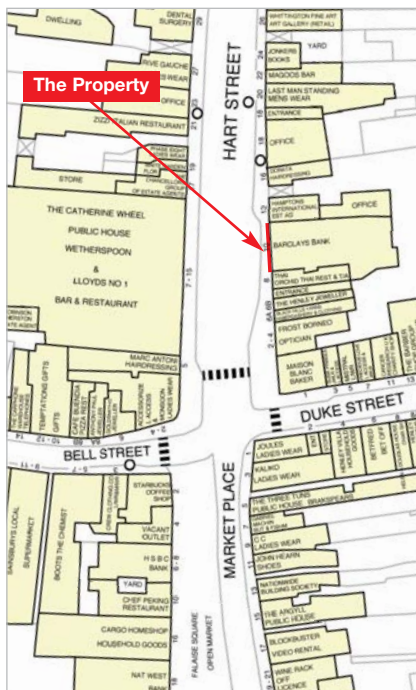


Henley-on-Thames **10A Hart Street** **Oxfordshire** **RG9 2AX**

- **Attractive Freehold Bank Investment**
- Bank let to Barclays Bank plc on a lease expiring 2020
- Affluent South-East town
- 2015 Bank Rent Review can refer to A3 use (1)
- Total Current Rents Reserved
£62,500 pa



Tenure
 Freehold.

Location
 Henley-on-Thames is a prosperous and picturesque town in the Thames Valley approximately 6 miles north-east of Reading and with a population of just over 10,500. The property is situated in the heart of the town centre near the junction with Duke Street. Occupiers close by include a range of restaurants such as Maison Blanc, Zizzi, banks including NatWest, Nationwide and HSBC and a host of other businesses including Sainsbury's and Boots.

Description

The property is arranged on basement, ground and two upper floors with self-contained offices above that will be retained by the Vendor, who will enter into a long lease from completion.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on 28th June 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 to viewings@allstop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 84 Henley**.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground Floors	Barclays Bank plc (2)	Ground Floor	251.6 sq m (2,705 sq ft)	10 years from 13.05.10 Rent review every 5th year FR & I	£62,500 p.a.	Rent Review 2015
		Banking Hall & Offices	42.6 sq m (455 sq ft)			
		Basement	294.2 sq m (3,160 sq ft)			
First & Second Floors	Vendor	First & Second Floor Offices		125 years from completion	Peppercorn	Reversion 2136

- (1) The rent review allows the rent to be based upon the existing use, of for 'such A3 use has been obtained'. Buyers are referred to the lease for clarification.
 (2) For the year ended 31st December 2010, Barclays Bank plc reported a turnover of £41.228bn, a pre-tax profit of £6.079bn and a net worth of £50.477bn. (Source: riskdisk.com 07.06.11.)
 NB. Areas taken from the Valuation Office Agency www.2010.voa.gov.

Total £62,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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