

Maidenhead

92 High Street

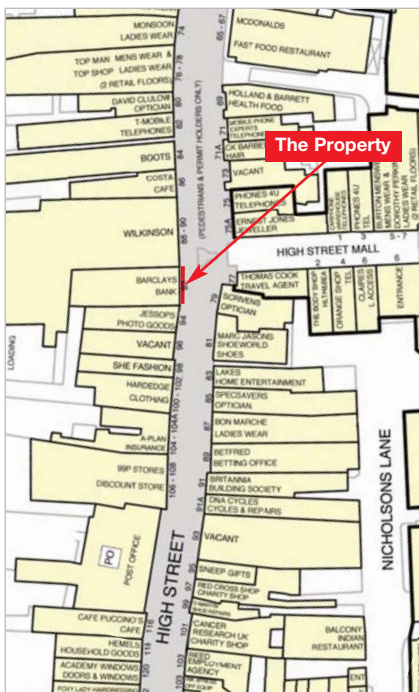
Berkshire

SL6 1PX

- **Modern Well Located Freehold Bank Investment**
- Let to Barclays Bank plc
- Lease expires 2026 (1)
- Town centre pedestrianised position
- Rent Review 2016
- Current Rent Reserved

£120,000 pa

EIGHT WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Maidenhead, with a population of some 59,500, is a busy, popular and prosperous Thames Valley town which has seen much development over recent years. It is situated 26 miles west of Central London, 10 miles west of Slough and 15 miles north-east of Reading. The town benefits from excellent road communications with the A404(M) providing access to the M4 to the south and the M40 to the north. The town also benefits from regular rail services to London (Paddington) with a fastest journey time of 26 minutes whilst Heathrow Airport is within easy reach.

The property is situated on the northern side of the pedestrianised High Street opposite the High Street mall entrance of the Nicholson Shopping Centre.

Occupiers close by include Wilkinsons and Costa adjacent, D&A, T-Mobile, David Clulow, Top Man/Top Shop, McDonald's, Holland & Barrett, Specsavers and Jessops amongst others.

Description

The property is arranged on basement ground and two upper floors to provide a modern ground floor banking hall with basement strong room/storage together with first floor offices and staff room, offices, storage and WCs on the second floor.

The property provides the following accommodation and dimensions:

Gross Frontage	8.65 m	(28' 5")
Net Frontage	6.90 m	(22' 8")
Shop & Built Depth	27.25 m	(89' 5")

Basement Strongroom (no access) (1)	58.05 sq m	(625 sq ft)
Basement Stores Room 1 & 2	20.12 sq m	(216 sq ft)
Basement Store Room 3 (no access)		
Ground Floor Banking Hall	159.50 sq m	(1,716 sq ft)
First Floor Offices	145.60 sq m	(1,567 sq ft)
Second Floor Offices	52.00 sq m	(559 sq ft)
Total	435.27 sq m	(4,683 sq ft)

(1) Vendor floor areas.

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 14th August 2006 at a current rent of £120,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, limited to a photographic schedule of condition. (1) The lease contains a tenant's option to break at the end of the 15th year.

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2010, Barclays Bank plc reported a turnover of £41.228bn, a pre-tax profit of £6.07bn and a net worth of £50.477bn and shareholders' fund of £59.174m.

(Source: riskdisk.com 26.05.2011).

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 Tuesday 28th June 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 85 Maidenhead**.

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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