



Tenure
Freehold.

Location
Malmesbury is an attractive market town situated some 16 miles west of Swindon and 10 miles north of Chippenham. The M4 (Junction 17) is located 5 miles to the south via the A429. The property, located in the local Conservation Area, is situated on the western side of the High Street, to the south of Market Cross. Occupiers close by include a Co-Op Supermarket, Lloyds Pharmacy, Barclays and Lloyds TSB banks, Clarks, W H Smith and Boots the Chemist.

Description
The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary offices, basement strong room and first floor storage/staff.

The property provides the following accommodation and dimensions:

Gross Frontage	9.69 m	(31' 9")
Basement Strong Room	36.25 sq m	(390 sq ft)
Ground Floor Banking Hall/Offices	104.00 sq m	(1,119 sq ft)
First Floor Staff/Storage	31.50 sq m	(339 sq ft)

Tenancy
The entire property is at present let to HSBC BANK PLC for a term of 15 years from 14th August 2006 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.
(1) The lease contains a tenant's option to break at the end of the tenth year and an option at the end of the lease for HSBC to take a new lease for a further term of fifteen years on the same terms but with a rent review on the second day of the term.

Tenant Information
For the year ended 31st December 2010 HSBC Bank plc reported a turnover of £-, pre-tax profits of £4,011,000,000, shareholders' funds of £32,357,000,000 and a net worth of £21,214,000,000.
(Source: riskdisk.com 09.01.2012)
HSBC operate from some 1,500 branches. Website: www.hsbc.co.uk

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 Monday 30th January 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@alltop.co.uk
In the subject box of your e-mail, please ensure you enter **Lot 3 Malmesbury**.

Malmesbury

23 High Street Wiltshire SN16 9AB

- **Attractive Freehold Bank Investment**
- Let to HSBC Bank plc
- Lease expires 2021 (1)
- Attractive market town
- Rent Review 2016
- Current Rent Reserved
£30,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

