

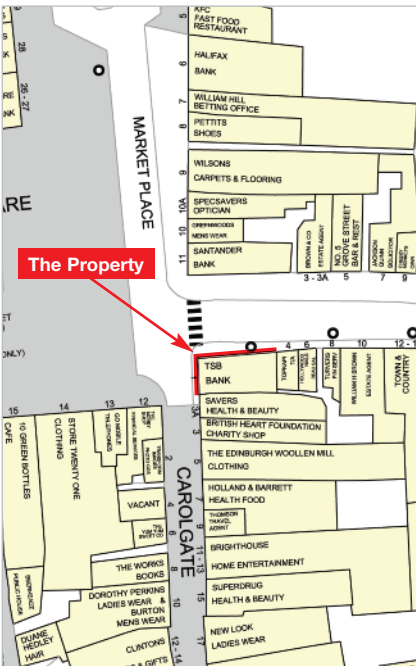
Retford

1 Carolgate Nottinghamshire DN22 6BY

- Freehold Bank Investment
- Let to Lloyds Bank plc on a lease expiring 23rd June 2021
- Corner position on Market Place
- No VAT
- Reversion 2021
- Current Rent Reserved

£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Retford is located midway between Lincoln and Sheffield and is a well established market town. The town enjoys good road access being at the junction of A638 and A620, as well as having regular rail services (London King's Cross in 1 hour 30 minutes).

The property is situated in a prominent corner position, facing Market Place, adjacent to Savers.

Occupiers close by include Santander, Specsavers, Halifax, KFC, Barclays Bank, Thomson Travel Agents and many more.

Description

The property is arranged on ground and two upper floors to provide a banking hall with two floors of ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.5 m	(24' 7")
Net Frontage	7.0 m	(22' 10")
Ground Floor Sales	118.0 sq m	(1,270 sq ft)
First Floor Office/Store	120.8 sq m	(1,300 sq ft)
Second Floor Store	60.9 sq m	(656 sq ft)
Total	299.7 sq m	(3,226 sq ft)

NB. Area provided by Vendor.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 24th June 2011 at a current rent of £35,000 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.lloydsbank.com

For the year ended 31st December 2014 Lloyds Bank plc reported a pre-tax profit of £2.289 billion and a net worth of £39.827 billion. (Source: Experian 10.11.2015.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 73 Band C (Copy available on website).

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

Seller's Solicitor Ms J Auckland, Janet Auckland Solicitor. Tel: 01392 210152. e-mail: ja@janetaucklandsollicitor.com