



Tenure

Freehold.

Location

Beccles is an attractive market town, tourist location and boating centre located in North Suffolk 16 miles south-east of Norwich, 33 miles north-east of Ipswich and 9 miles west of Lowestoft. The town is located at the junction of the A146 and A145, just to the south-east of the A143, and has its own marina on the River Waveney which provides a gateway to the Norfolk Broads.

The property is situated within the town centre on the junction of New Market and Ballygate.

Occupiers close by include Greggs, WH Smith, Boots, Superdrug and Hughes Electrical together with HSBC, Lloyds and Halifax whilst NatWest is on Exchange Square.

Description

The property is arranged on basement, ground and two upper floors. The ground floor provides a banking hall with strong room and ancillary accommodation. The first and second floors provide further ancillary accommodation, as does the basement. The property benefits from approximately 3 car parking spaces to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.80 m	(22' 4")
Ground Floor Banking Hall, Strong Room & Ancillary	165.83 sq m	(1,785 sq ft)
Basement	15.33 sq m	(165 sq ft)
First Floor	108.23 sq m	(1,165 sq ft)
Second Floor	64.57 sq m	(695 sq ft)
Total	353.96 sq m	(3,810 sq ft)
Not inspected by Allsop. Areas taken from agents particulars		

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 23rd June 2006 at a current rent of £35,250 per annum. The lease provides for rent reviews on 29th September 2010 and every 5th year thereafter and contains full repairing and insuring covenants subject to a schedule of condition. The lease provides for a tenant's break option on 23rd June 2021(1).

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2014, Barclays Bank Plc did not report a turnover but reported a pre-tax profit of £2,309 million, shareholders' funds of £63,756 million and a net worth of £55,576 million. (Source: riskdisk.com 19.02.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 9th March. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 32 Beccles**.

Beccles

New Market Place 1 Ballygate Suffolk NR34 9HD

- Freehold Bank Investment
 - Let to Barclays Bank Plc
 - Lease expires 2026 (1)
 - VAT is not applicable
 - Current Rent Reserved
- £35,250 pa**

**EIGHT WEEK COMPLETION
AVAILABLE**

