



## Street

### 109 High Street Somerset BA16 0EY

- **Attractive Freehold Bank Investment**
  - Let to Barclays Bank Plc until 2022
  - Attractive Somerset market town
  - No VAT applicable
  - Rent Review 2017
  - Current Rent Reserved
- £19,600 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Street is an attractive market town situated 2 miles south-west of Glastonbury and 11 miles east of Junction 23 of the M5 Motorway. The town was famous for being the home of Clarks Shoes, and the Clarks Village Factory Shopping Outlet is situated close by. The property is located in the centre of the town, close to the junction of the High Street with Vestry Road. Occupiers close by include Co-operative Bank and J D Wetherspoon (both adjacent), HSBC Bank, The Edinburgh Woollen Mill, Specsavers, Greggs, Pizza Express and Boots amongst others.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with two floors of ancillary storage and office accommodation above. In addition the property benefits from a rear yard providing staff car parking.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.10 m</b>	<b>(20' 0")</b>
<b>Net Frontage</b>	<b>4.25 m</b>	<b>(13' 11")</b>
<b>Shop Depth</b>	<b>8.10 m</b>	<b>(26' 7")</b>
<b>Built Depth</b>	<b>12.75 m</b>	<b>(41' 10")</b>
<b>First Floor</b>	<b>28.5 sq m</b>	<b>(306 sq ft)</b>
<b>Second Floor</b>	<b>19.5 sq m</b>	<b>(209 sq ft)</b>

#### Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 10 years from 24th June 2012 at a current rent of £19,600 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.barclays.co.uk](http://www.barclays.co.uk)

For the year ended 31st December 2014, Barclays Bank Plc did not report a turnover, but did report a pre-tax profit of £2.309bn, shareholders' funds of £63.756bn and a net worth of £55.576bn. (Source: Experian 19.02.2016.)

#### VAT

VAT is not applicable to this lot.

#### Documents

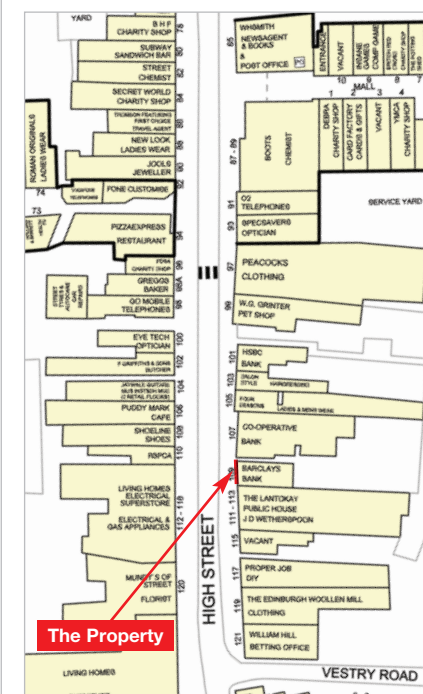
The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

#### Energy Performance Certificate

EPC Rating 90 Band D (Copy available on 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@allsoop.co.uk](mailto:viewings@allsoop.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 1 Street**.



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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