



Tenure
Freehold.

Location
Beeston, with a population of some 21,000, is located 4 miles south-west of Nottingham city centre. The town, which is home to Nottingham University, is served by the A52 which is situated close by and provides access to both Nottingham city centre and to Junction 25 of the M1 motorway.

The property is situated on the north side of The Square which is pedestrianised.

Occupiers close by include Barclays and Lloyds banks, The Derbyshire Building Society, Nationwide Building Society, QS, Argos and Peacocks.

Description

The property is arranged on ground and two upper floors. The ground floor provides a banking hall whilst the first and second floors comprise self-contained office accommodation. The offices accessed from The Square have a 5-person lift, WCs on each floor and good natural light. The property has the benefit of a rear car park with 7 spaces.

The property provides the following accommodation and dimensions:

Gross Frontage	17.60 m	(57' 9")
Net Frontage	11.55 m	(37' 10")
Shop & Built Depth	21.00 m	(68' 10")
First Floor	195 sq m	(2,099 sq ft)
Second Floor	255 sq m	(2,745 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 2nd August 2006 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year 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 10th year. The lease contains an option for HSBC to take a new lease for a further term of 15 years on the same terms but with a rent review on the second day of the term. The second floor has been sub-let to Provident Financial Management Services until October 2014 at £21,000 per annum.

Tenant Information

HSBC operate from some 1,500 branches
Website: www.hsbc.co.uk
For the year ended 31st December 2012, HSBC Bank plc did not report a turnover but reported pre-tax profits of £1.004bn, a net worth of £23.849bn and shareholders' funds of £ 31.675bn. (Source: riskdisk.com 02.04.2014)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@alltop.co.uk. In the subject box of your email, please ensure you enter **Lot 48 Beeston**.

Beeston
HSBC Bank
The Square
Nottinghamshire
NG9 2AN

- Freehold Bank Investment
- Let to HSBC Bank plc
- Lease expires 2021 (1)
- Pedestrianised town centre location
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved
£90,000 pa

SIX WEEK COMPLETION AVAILABLE

