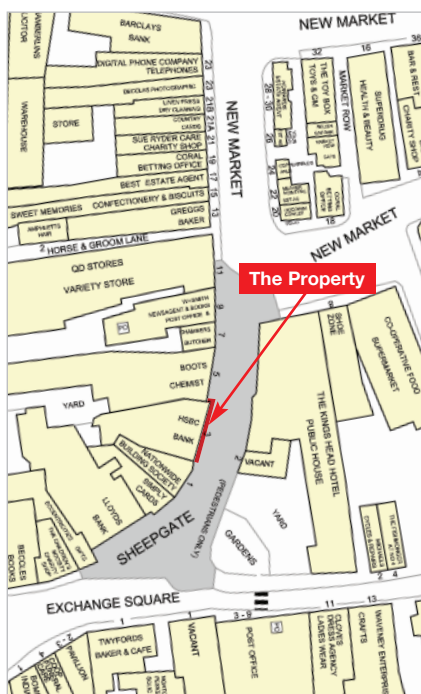


Beccles 3 New Market Suffolk NR34 9HQ

- **Attractive Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Pedestrianised town centre location
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved
£43,394.09 pa

On the Instructions of a
Charitable Foundation

**SIX WEEK COMPLETION
AVAILABLE**



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 on the south side of New Market, between its junctions with Ballygate and Exchange Square (A145). Occupiers close by include Nationwide, Boots (both adjacent), Lloyds Bank, WH Smith, Post Office, Greggs, Coral, Halifax, The Co-op and Barclays, amongst many others.

Description

This property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary accommodation above and below. The property benefits from a small car park to the rear.

The property provides the following accommodation and dimensions:

Basement	62.30 sq m	(676 sq ft)
Ground Floor	128.05 sq m	(1,379 sq ft)
First Floor	51.60 sq m	(555 sq ft)
Total	241.95 sq m	(2,610 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 4th June 2008 at a current rent of £43,394.09 per annum.

The lease provides for annual rent reviews linked to RPI (capped and collared to a minimum of 2.5% and maximum of 5.5%) and contains full repairing and insuring covenants.

Therefore the rent will rise to a minimum of:

4th June 2019 – £44,478.94 per annum
4th June 2020 – £45,590.92 per annum
4th June 2021 – £46,730.69 per annum
4th June 2022 – £47,898.96 per annum

Tenant Information

Website Address: www.hsbc.co.uk

For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian 18.07.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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 3rd October. Please email viewings@allstop.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 165 Beccles**.