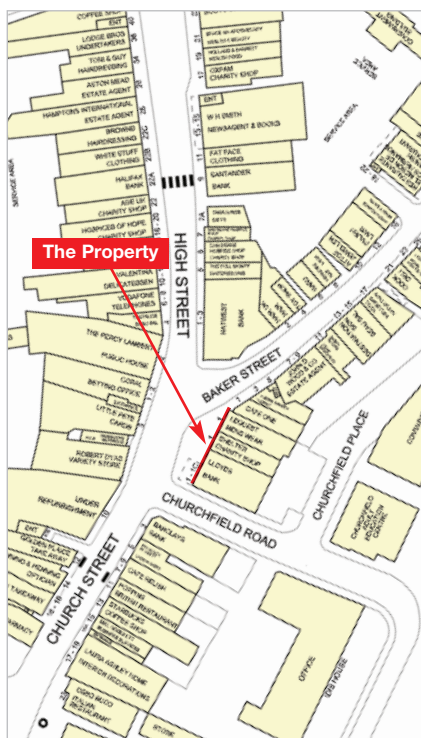


Weybridge

1/1C Church Street
Surrey
KT13 8DA

- Well Secured Freehold Bank Investment
- Entirely let to Lloyds Bank plc
- Lease expires in 2068 (no breaks)
- Geared rent reviews every 14th year
- Rent Review 2026
- Current Rent Reserved

£87,594 pa



Tenure

Freehold.

Location

Weybridge is a prosperous town located some 20 miles south-west of Central London, 2 miles from Junction 11 of the M25 and 4 miles from Junction 2 of the M3. Heathrow Airport is approximately 8 miles north and the town benefits from a rail service to London Waterloo.

The property is centrally located on the south side of Church Street at the junctions with Churchfield Road, Baker Street and High Street. Occupiers close by include Barclays, NatWest and Santander Banks together with Fat Face, WH Smith, Vodafone, Robert Dyas, Starbucks and Laura Ashley amongst others.

Description

The property is arranged on ground and two upper floors. The ground floor provides a bank with 2 adjoining shop units each having ancillary first floor accommodation, whilst the second floor provides 3 self-contained flats. In addition the property benefits from a rear surface car park. Access to the flats is self-contained from the rear. The shop unit, trading as Lequest, uses part of their first floor as sales accommodation.

The property provides the following accommodation and dimensions:

Unit A t/a Lequest (menswear)

Ground Floor	75.25 sq m	(810 sq ft)
First Floor	75.07 sq m	(808 sq ft)

Unit B t/a Shelter

Ground Floor	75.90 sq m	(817 sq ft)
First Floor	73.21 sq m	(788 sq ft)

Units C & D t/a Lloyds Bank

Ground Floor	184.41 sq m	(1,985 sq ft)
First Floor	167.60 sq m	(1,804 sq ft)

Second Floor – 3 Flats

Total Ground Floor	335.57 sq m	(3,612 sq ft)
Total First Floor	315.87 sq m	(3,400 sq ft)
Total Second Floor – 3 Flats		

NB. Areas supplied by Joint Auctioneer.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 98 years from 24th June 1970, expiring on 24th June 2068 at a current rent of £87,594 per annum. The lease provides for rent reviews every 14th year of the term and is based on $\frac{1}{3}$ ths of the net rack rental value of the property exceeding £8,500 plus the 'basic rent' which is defined as £3,250 per annum. The rent can be reviewed in an upward and downward direction. The lease contains full repairing and insuring covenants. Part of the property is sub-let and a Schedule of Sub-Tenancies is available upon request.

Tenant Information

Website Address: www.lloydsbank.com
For the year ended 31st December 2013, Lloyds Bank plc reported a sales turnover of £53,977m, profit before tax of £894m and a tangible net worth of £39,444m. (Source: Dun & Bradstreet 13.11.14.)

VAT

VAT is applicable to this lot.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 26th November by emailing viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter **Lot 14 Weybridge**.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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LET TO LLOYDS BANK PLC
UNTIL 2068



LOT 14