

Loughborough

17 Devonshire Square

Leicestershire

LE11 3DW

- **Freehold Bank Investment**
 - Let to Royal Bank of Scotland plc until 2023 (no breaks)
 - Town centre location close to pedestrianised Cattlemarket
 - Occupiers close by include Odeon Cinema and NatWest Bank
 - No VAT applicable
 - Rent Review 2018
 - Current Rent Reserved
- £53,000 pa**



Photo taken early 2016

Tenure

Freehold.

Location

Loughborough has a population of some 59,000 and is located approximately midway between Nottingham (15 miles) and Leicester (11 miles) in the heart of the East Midlands. The town is served by the A6, A60 and A512 roads and is within 3 miles of the M1 Motorway (Junction 23).

The property is situated in a prominent position on the east side of Devonshire Square within the town centre, and is a short walk from the pedestrianised Cattlemarket. A public car park is located close by to the west of Devonshire Square, and accessed via Granby Street. Occupiers close by include Odeon Cinema, Ladbrokes, NatWest, Thomas Cook Travel Agent, Betfred and Home Bargains.

Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	342.7 sq m	(3,689 sq ft)
First Floor	28.8 sq m	(310 sq ft)
Total	371.5 sq m	(3,999 sq ft)

**NB. Areas sourced from www.voa.gov.uk
Not inspected by Allsop.**

Tenancy

The entire property is at present let to ROYAL BANK OF SCOTLAND PLC for a term of 35 years from 29th September 1988 at a current rent of £53,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.rbs.co.uk

For the year ended 31st December 2015, Royal Bank of Scotland plc reported a pre-tax profit of -£3.151bn, shareholders' funds of £41.85bn and a net worth of £35.32bn. (Source: riskdisk.com 07.11.2016.)

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

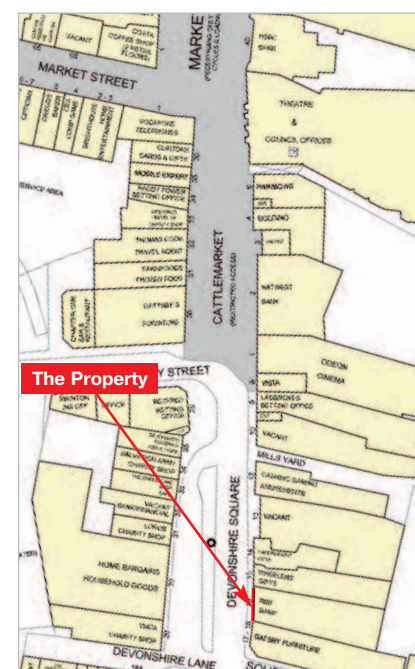
EPC Rating 76 Band D (Copy available on website).

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 23rd November 2016. 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 117 Loughborough**.



Photo taken early 2016



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