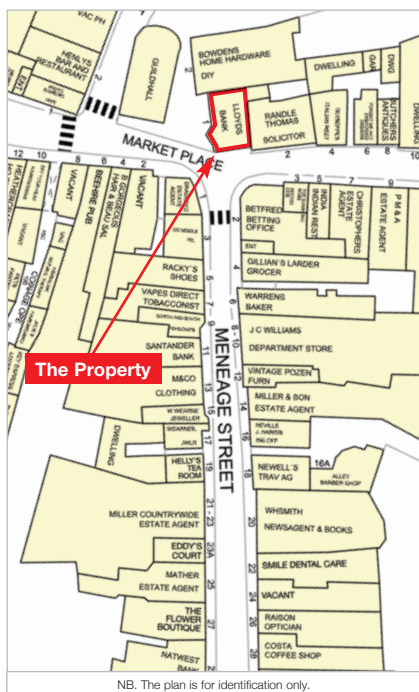


Helston **1 Market Place** **Cornwall** **TR13 8SU**

- **Freehold Bank Investment**
- Let to Lloyds Bank plc on a lease expiring 2023
- Prominent town centre location
- Important town serving Lizard peninsula
- Current Rent Reserved
£25,000 pa



Tenure
Freehold.

Location
Helston is a popular market town located on the Lizard peninsula approximately midway between Falmouth and Penzance. The town is situated at the junction of the A394 and A3083 and serves the surrounding rural area. In addition, the Royal Navy Air Station at Culdrose is close by and the town also benefits from the seasonal influx of tourists.
The property is situated in a prominent corner position at the junction of Market Place, Wendron Street and Meneage Street in the heart of the town.
Occupiers close by include HSBC, Betfred, Santander, M&Co and many local occupiers.

Description
The property is arranged on basement, ground, mezzanine and first floors to provide a ground floor banking hall with ancillary accommodation to the basement and office/staff accommodation to the first floor and mezzanine.
NB. Part of the basement of the adjoining property, accessed via a staircase to the rear of the ground floor, is leased from the adjoining owners and is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	11.79 m	(38' 8")
Return Gross Frontage	11.42 m	(37' 6")

Shop Depth	7.85 m	(25' 9")
Built Depth	11.66 m	(38' 3")
Basement (1)	46.06 sq m	(496 sq ft)
Ground Floor	133.75 sq m	(1,440 sq ft)
First Floor	82.37 sq m	(867 sq ft)
(1) Areas provided by the Vendor.		

Tenancy
The entire property is at present let to LLOYDS BANK PLC for a term of 12 years from 30th June 2011 at a current rent of £25,000 per annum. The lease provides for a rent review in the 6th year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.lloydsbank.com
For the year ended 31st December 2016, Lloyds Bank plc did not report a turnover, but reported a pre-tax profit of £1.977bn, shareholders' funds of £49.506bn and a net worth of £49.326bn. (Source: Experian 12.09.2017.)

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 88 Band D (Copy available on 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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