

# Market Bosworth Market Place Leicestershire CV13 0JR

- **Attractive Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Prominent location
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved

**£29,586.88 pa**

**On the Instructions of a Charitable Foundation**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Market Bosworth is a historic town located in west Leicestershire. The town has a population of some 2,000, but acts as a minor centre for smaller villages and is a popular tourist location.

This corner property is situated on the south-west side of Market Place, between its junctions with Station Road and Shenton Lane. Occupiers close by include The Co-op and a range of local traders.

## Description

This property is arranged on ground and one upper floor to provide a ground floor banking hall with offices and strong room at the rear and ancillary accommodation above. Externally, a car park with five marked spaces is at the rear.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>144.55 sq m</b>	<b>(1,556 sq ft)</b>
<b>Ground Floor Strong Room</b>	<b>10.10 sq m</b>	<b>(109 sq ft)</b>
<b>First Floor</b>	<b>44.60 sq m</b>	<b>(480 sq ft)</b>

**Total** 199.25 sq m (2,145 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 £29,586.88 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 – £30,326.55 per annum

4th June 2020 – £31,084.72 per annum

4th June 2021 – £31,861.83 per annum

4th June 2022 – £32,658.38 per annum

## Tenant Information

Website Address: [www.hsbc.co.uk](http://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.allsop.co.uk](http://www.allsop.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@allsop.co.uk](mailto: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 36 Market Bosworth**.

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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