



Tenure
Freehold.

Location
Shaftesbury is a historic Dorset town with a total catchment population, within a 15 minute drive time, of some 25,865, and is located approximately 18 miles west of Salisbury and 23 miles east of Yeovil. Shaftesbury is well located on the A30 and is connected to the A303 via the A350.

This attractive property is located on the east side of The Commons, between its junctions with High Street and Bell Street. Occupiers close by include NatWest, Holland & Barrett, Barclays, Cancer Research UK, The Co-op, Lloyds, Boots and M&Co, amongst many local retailers and basement storage.

Description
The Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with a large self-contained flat above and basement storage. There are two outbuildings to the rear of the property.

The property provides the following accommodation and dimensions:
Basement 43.1 sq m (464 sq ft)
Ground Floor 104.8 sq m (1,128 sq ft)
First and Second Floor Flat –
Five Rooms, Kitchen, Two Bathrooms

NB Not inspected by Allsop. Measurements taken from Valuation Office Agency.

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 £32,874.83 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 – £33,696.70 per annum
 4th June 2020 – £34,539.11 per annum
 4th June 2021 – £35,402.59 per annum
 4th June 2022 – £36,287.66 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 09.05.2018.)

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

We are advised an EPC is not required.

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 20th June. 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 20 Shaftesbury**.

Shaftesbury

2 The Commons

High Street

Dorset

SP7 8JX

- **Attractive Grade II Listed Freehold Bank Investment**
- Historic Dorset town
- Entirely let to HSBC Bank plc until 2023
- Includes a large self-contained flat above
- Town centre location
- Annual Rent Reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum)

£32,874.83

On the Instructions of a Charitable Foundation

SIX WEEK COMPLETION AVAILABLE

