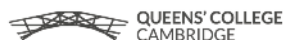


Newbury 26 and 26B Northbrook Street Berkshire RG14 1DJ

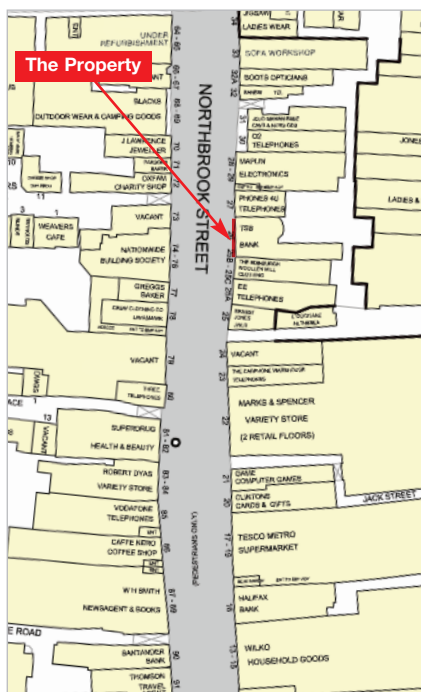
- Attractive Grade II Listed Freehold Bank Investment
- Let to TSB Bank plc
- Pedestrianised town centre position
- Affluent Berkshire market town
- Reversion 2020
- Current Rent Reserved

£75,000 pa

On the Instructions of
Queens' College Cambridge



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Newbury, with a resident population in excess of 32,000, is an attractive Berkshire market town located some 14 miles west of Reading and 50 miles west of London. The town is served by the A339 and A34, which provide access to the M4 (Junction 13) some 3 miles to the north. The property is situated in a prominent position on the east side of Northbrook Street between the two entrances into The Parkway Shopping Centre in the local conservation area. Occupiers close by include Marks & Spencer, Carphone Warehouse, Ernest Jones, EE, Boots Opticians, Greggs, Edinburgh Woollen Mill, Nationwide, Toni & Guy and Crew Clothing amongst many others.

Description

This Grade II Listed property is arranged on ground and two upper floors to provide a ground floor banking hall with ancillary staff accommodation to the first floor (rear). The remaining first floor (front) and second floor attic is self-contained accessed via Northbrook Street and provides additional offices, stores and WCs which is presently unused by the bank. The second floor was not inspected by Allsop.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. ent.)	10.20 m	(33' 6")
Net Frontage	7.20 m	(23' 7")
Shop Depth	12.00 m	(39' 4")
Internal Width (max.)	9.90 m	(32' 6")
Built Depth	26.35 m	(86' 5")
First Floor (Rear)	19.80 sq m	(213 sq ft)
First Floor (Front)	77.25 sq m	(832 sq ft)
Second Floor (No access - Restricted Stairwell)		

Tenancy

The entire property is at present let to TSB BANK PLC for a term of 11 years from 9th February 2009 at a current rent of £75,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. The lease contained a break clause at the end of the 6th year which the tenant did not operate.

Planning

The first floor (front) at a future date may lend itself to alternative use subject to obtaining all the necessary consents. All enquiries should be made with the local planning authority (www.westberks.gov.uk).

Tenant Information

No. of Branches: 631.

Website Address: www.tsb.co.uk

For the year ended 31st December 2014, TSB Bank plc did not report a turnover but reported a pre-tax profit of £169.4m, shareholders' funds and a net worth of £1.6429bn. (Source: riskdisk.com 01.06.2015.)

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

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 no later than 12 noon on Wednesday 24th June 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 93 Newbury'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms L Ludlow, Mills & Reeve LLP. Tel: 01223 222366 e-mail: laura.ludlow@mills-reeve.com

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CLUTTONS

