



**Tenure**  
Freehold.

#### Location

Uttoxeter is a market town some 16 miles north-east of Stafford, 16 miles south-east of Stoke-on-Trent and 19 miles west of Derby and is well known for its racecourse. The town is situated at the junction of the A50 and A518 trunk roads.

The property occupies a prominent position on Carter Street, close to its junction with the High Street and close to the Post Office.

Occupiers close by include William Hill, RBS Bank, Boots the Chemist, Greggs Bakery, WH Smith Newsagents and Barclays Bank amongst a variety of other retailers.

#### Description

This attractive period property, located in a conservation area, is arranged on ground and two upper floors to provide a banking hall with ancillary offices, strong room and toilets at ground floor. Offices, meeting rooms, a staff kitchen and toilet are at first floor level. The second floor comprises further offices and three store rooms. To the rear is an area of land currently used as a garden.

The property provides the following accommodation and dimensions:

<b>Ground Floor Banking Hall</b>	<b>119.00 sq m</b>	<b>(1,281 sq ft)</b>
<b>Ground Floor Offices and Strong Room</b>	<b>63.36 sq m</b>	<b>(682 sq ft)</b>
<b>First Floor Offices</b>	<b>91.74 sq m</b>	<b>(988 sq ft)</b>
<b>First Floor Staff Kitchen</b>	<b>18.50 sq m</b>	<b>(199 sq ft)</b>
<b>Second Floor Offices</b>	<b>54.94 sq m</b>	<b>(591 sq ft)</b>

<b>Second Floor Ancillary</b>	<b>74.04 sq m</b>	<b>(797 sq ft)</b>
<b>Total</b>	<b>421.58 sq m</b>	<b>(4,538 sq ft)</b>

#### Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 29th September 2013 at a current rent of £20,000 per annum. The lease provides for a rent review on the fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.lloydsbank.com](http://www.lloydsbank.com)

For the year ended 31st December 2014, Lloyds Bank reported a pre-tax profit of £2,289,000,000, shareholders' funds of £48,777,000,000 and a net worth of £39,827,000,000. (Source: Experian 18.02.2016.)

#### 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 9th March. 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 141 Uttoxeter**.

## Uttoxeter

### 7 Carter Street

### Staffordshire

### ST14 8HD

- **Freehold Bank Investment**
- Entirely let to Lloyds Bank plc on a term expiring 2023 (without breaks)
- Established town centre location
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved

**£20,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

