



### Tenure

Freehold.

### Location

Romsey is an attractive Hampshire market town on the River Test, serving a population of 18,000. The town enjoys good road access, being 3 miles north of the M27/M271 intersection, which in turn links to the M3 Motorway. Southampton city centre is 9 miles to the south. Rail services are also available at Romsey Station (London Waterloo in 1 hour 42 minutes).

The property is situated on the west side of Market Place, at its junction with Church Street.

Occupiers close by include Boots, TSB Bank, Santander, Co-op Travel, Costa Coffee, WH Smith, Caffè Nero and NatWest Bank, amongst others.

### Description

This Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with a self-contained flat above and basement storage. There is a large garden to the rear which is accessed via Romsey Abbey.

The property provides the following accommodation and dimensions:

Basement	7.2 sq m	(78 sq ft)
Ground Floor	16.5 sq m	(178 sq ft)
Ground Floor Retail	65.8 sq m	(708 sq ft)
Ground Floor Office	92.1 sq m	(991 sq ft)
First Floor Ancillary	52.9 sq m	(569 sq ft)
First and Second Floor Flat – Not inspected		

**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 £49,968.75 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 – £51,217.97 per annum

4th June 2020 – £52,498.42 per annum

4th June 2021 – £53,810.88 per annum

4th June 2022 – £55,156.15 per annum

The tenant is not in occupation.

We understand the flat is let at a registered fair rent of £9,711.50 per annum.

### Tenant Information

For the year ended 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.370bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian 29.05.2018.)

### 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

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](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 106 Romsey**

## Romsey 10 Market Place Hampshire SO51 8XD

- **Freehold Grade II Listed Bank Investment**
- Attractive Hampshire town
- Entirely let to HSBC Bank plc until 2023 (not in occupation)
- Includes a self-contained flat above
- Annual Rent Reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum)  
**£49,968.75 pa**

**On the Instructions of a Charitable Foundation**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.