



### Tenure

Freehold.

### Location

Chertsey is a popular Surrey town located some 25 miles south-west of Central London, 6 miles north-east of Woking and 4 miles west of Walton on Thames. Communications are excellent with Junction 11 of the M25 motorway situated within 1 mile of the town centre, Heathrow Airport is within 11 miles and mainline Rail services to London (Waterloo – 51 minutes). The property is situated on Guildford Street close to its junction with Windsor Street in the main town centre shopping area.

Occupiers close by include Pizza Express, One Stop, Halifax and NatWest banks, Co-operative and a Sainsbury's Supermarket.

### Description

The property is arranged on ground and two upper floors to provide a banking hall on ground floor with two strong rooms and staff facilities, together with further accommodation on first and second floors which has been sold off on long leases.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsp.co.uk](http://www.allsp.co.uk)

### Viewings

To be held on 27th November by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details, including your telephone number, to [viewings@allsp.co.uk](mailto:viewings@allsp.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 7 Chertsey.**

| No.                                  | Present Lessee         | Accommodation                                                                                                                                                                                              | Lease Terms                                                                      | Current Rent<br>£ p.a.                                                                                                                                                                                       | Next Review/<br>Reversion        |
|--------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Part Ground Floor                    | Barclays Bank plc (2)  | Gross Frontage 12.75 m<br>Shop Depth 13.35 m<br>Built Depth 27.25 m<br>Ground Floor Banking Hall 109.0 sq m<br>Ground Floor Ancillary 76.5 sq m<br>Strong Room 1 10.0 sq m<br>Strong Room 2 (not measured) | (41' 10")<br>(43' 9")<br>(89' 5")<br>(1,173 sq ft)<br>(823 sq ft)<br>(108 sq ft) | 20 years from 14th June 2006<br>Rent review 24th June 2012 and every 5th year thereafter<br>Tenant option to break in 15th year (1)<br>FR & I by way of a service charge, subject to a schedule of condition | £29,000 p.a.<br>Rent Review 2017 |
| Part Ground, First and Second Floors | Outline Properties Ltd | Part Ground Floor<br>First Floor Offices<br>Second Floor Offices                                                                                                                                           | 125 years from 2005                                                              | Peppercorn                                                                                                                                                                                                   |                                  |
| Part First and Second Floors         | Individual             | Part First and Second Floor Flat                                                                                                                                                                           | 125 years from 2005                                                              | Peppercorn                                                                                                                                                                                                   |                                  |

(2) For the year ended 31st December 2011 Barclays Bank plc reported pre-tax profits of £5.974bn and a net worth of £13.976bn.  
(Source: Riskdisk.com 31.10.12) Website: [www.barclays.co.uk](http://www.barclays.co.uk)

**Total £29,000 p.a.**

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** Jaymini Ghelani, Vyman's Solicitors. Tel: 0208 427 9080 Fax: 0208 427 9050 e-mail: [jaymini.ghelani@vyman.co.uk](mailto:jaymini.ghelani@vyman.co.uk)

## Chertsey

### 123-125 Guildford Street Surrey KT16 9AL

- **Attractive Freehold Bank Investment**
- Majority of ground floor let to Barclays Bank plc
- Lease expires 2026 (1)
- Attractive period building
- Bank Rent Review 2017
- Total Current Rents Reserved  
**£29,000 pa**

