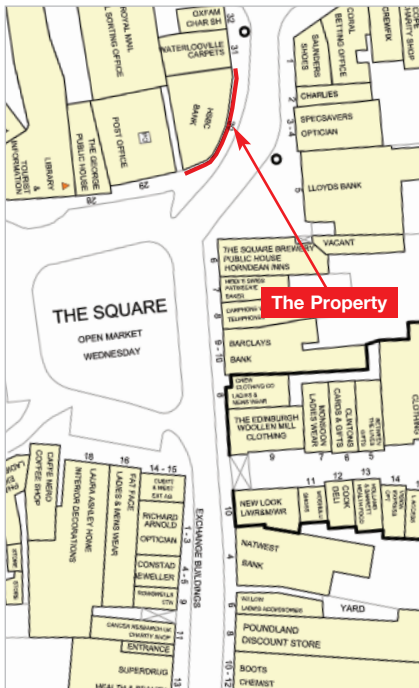


Petersfield **30 The Square** **Hampshire** **GU32 3HQ**

- **Freehold Bank Investment**
- Attractive market town
- Entirely let to HSBC Bank plc until 2023
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum)
£46,024.55 pa

On the Instructions of a Charitable Foundation

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Petersfield, with a population of 12,000, is an attractive market town located 11 miles north of Portsmouth and 12 miles south-west of Haslemere. The town benefits from its proximity to the A3 dual carriageway and is also served by the A272.

This corner property is situated on the north side of The Square, at its junction with Swan Street.

Occupiers close by include the Post Office (adjacent), Lloyds Bank (opposite), Specsavers, Oxfam, Nationwide, Coral, Barclays Bank, Carphone Warehouse, Fat Face, Laura Ashley, Caffè Nero, Joules and Phase Eight, amongst many others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Basement	24.90 sq m	(268 sq ft)
Ground Floor Retail	135.50 sq m	(1,459 sq ft)
Ground Floor Office	13.40 sq m	(144 sq ft)
Ground Floor	21.90 sq m	(236 sq ft)
First Floor	76.60 sq m	(825 sq ft)
Total	272.30 sq m	(2,931 sq ft)

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 £46,024.55 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 – £47,175.16 per annum

4th June 2020 – £48,354.14 per annum

4th June 2021 – £49,563.41 per annum

4th June 2022 – £50,802.49 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

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 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 39 Petersfield**.

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

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