

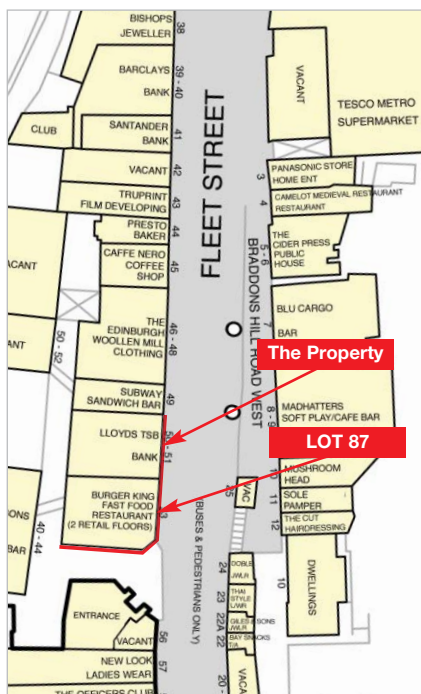
# Torquay

## 51 Fleet Street Devon TQ2 5DL

- Freehold Bank Investment
- Let to Lloyds TSB Bank plc
- Busy pedestrianised town centre position
- Reversion December 2015
- Current Rent Reserved

**£130,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

Torquay, with a population of 60,000, is a major retail centre and one of Britain's premier holiday resorts. It is located 25 miles south of Exeter and 35 miles east of Plymouth with good road communications provided by the A380, connecting to the M5 at Exeter and the A38 connecting to Plymouth and the South-West. The property is situated on the local Conservation Area on the west side of Fleet Street which is one of the principal retail thoroughfares in the town centre. Occupiers close by include Bon Marché, KFC, Superdrug, The Officers Club, New Look, Subway, Edinburgh Woollen Mill, Caffè Nero, Santander, Barclays and Tesco Metro.

### Description

The property is arranged on basement, ground and three upper floors to provide a double fronted bank with basement storage, and first floor offices and ancillary. The second and third floors are not presently used by the tenants.

The property provides the following accommodation and dimensions:

Gross Frontage	12.65 m	(41' 6")
Net Frontage	11.10 m	(36' 5")
Shop Depth	14.05 m	(46' 2")
Built Depth	16.60 m	(54' 6")
Basement	135.05 sq m	(1,454 sq ft)
Ground Floor	173.60 sq m	(1,869 sq ft)
First Floor	157.85 sq m	(1,699 sq ft)
Second Floor (1)	190 sq m	(2,045 sq ft)
Third Floor (1)	190.35 sq m	(2,049 sq ft)
Total	846.85 sq m	(9,116 sq ft)

(1) Not inspected by Allsop, areas provided by Vendor.

### Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 25 years from 25th December 1990 at a current rent of £130,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: [www.lloydstsb.com](http://www.lloydstsb.com)

### VAT

VAT is applicable to this lot.

### Documents

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

### Viewings

To be held on the 11th May 2011 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 to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 83 Torquay**.

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** S McGuire Esq, Henry Hughes & Hughes. Tel: 0208 765 2700 Fax: 0208 765 2727 e-mail: [spencer.mcguire@henry-hughes.co.uk](mailto:spencer.mcguire@henry-hughes.co.uk)  
**Joint Auctioneer** J Buchanan, James Buchanan Associates. Tel: 0207 935 1618 Fax: 0207 935 1415 e-mail: [james@jbprop.co.uk](mailto:james@jbprop.co.uk)