

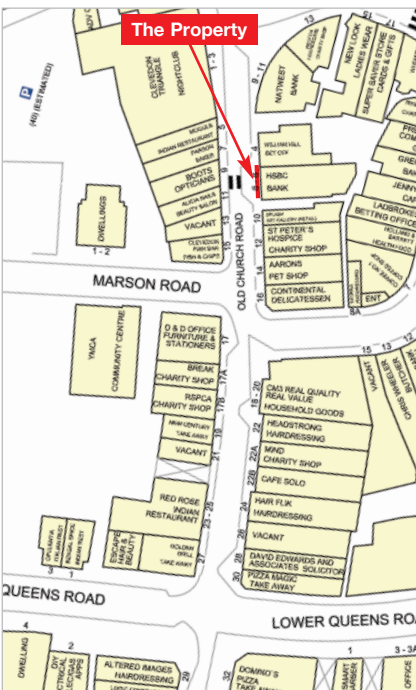
# Clevedon

## 6-8 Old Church Road Somerset BS21 6NA

- **Freehold Bank Investment**
- Busy resort town
- Entirely let to HSBC Bank plc until 2023
- Prominent town centre position
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum)  
**£30,244.68 pa**

On the Instructions of a  
Charitable Foundation

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Clevedon is a busy resort town and commercial centre lying on the Bristol Channel coast, some 10 miles south-west of Bristol. The town enjoys excellent road communications as it is situated on Junction 20 of the M5 Motorway, between North Bristol and Weston-super-Mare. The property is located on the south side of Old Church Road, in between its junctions with Marson Road and The Triangle. The property is located within 1.1km of the M5. Occupiers close by include William Hill (adjacent) Boots Opticians (opposite), New Look, WH Smith, Clevedon Triangle Nightclub, Lloyds Bank, TUI, Card Factory and Boots Chemists, amongst others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor bank with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Retail	104.00 sq m	(1,120 sq ft)
Ground Storage	23.09 sq m	(249 sq ft)
Ground Ancillary	7.10 sq m	(76 sq ft)
First	99.22 sq m	(1,068 sq ft)

**Total** 233.41 sq m (2,512 sq ft)

**NB: Not internally inspected by Allsop. Areas taken from [www.gov.uk](http://www.gov.uk)**

### 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 £30,244.68 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	– £31,000.79
4th June 2020	– £31,775.81
4th June 2021	– £32,570.21
4th June 2022	– £33,384.46

### Tenant Information

Website Address: [www.hsbc.co.uk](http://www.hsbc.co.uk)

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 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](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 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 53 Clevedon**.

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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