



### Tenure

Freehold.

### Location

Henley-on-Thames, the home of the Henley Royal Regatta, is a prosperous and picturesque town located on the banks of the River Thames approximately 6 miles north-east of Reading and 9 miles south-west of High Wycombe.

The property is located on the north side of Market Place, close to its junction with Bell Street. It is within 0.4 miles of Henley-on-Thames Rail Station.

Occupiers close by include Patisserie Valerie (adjacent), NatWest Bank, a JD Wetherspoon public house, Barclays Bank, Sainsbury's Local, Pizza Express and Waitrose, amongst others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor bank with ancillary accommodation on the first and second floors.

The property provides the following accommodation and dimensions:

Ground Floor Retail	108.13 sq m	(1,164 sq ft)
Ground Floor Office	11.40 sq m	(123 sq ft)
Ground Floor Ancillary	11.40 sq m	(123 sq ft)
First Floor	49.82 sq m	(536 sq ft)
Second Floor	21.70 sq m	(233 sq ft)
<b>Total</b>	<b>211.32 sq m</b>	<b>(2,275 sq ft)</b>

NB. Not inspected by Allsop, areas taken from 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 £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.

The rent will rise to a minimum of:

4th June 2019 – £47,175.16

4th June 2020 – £48,354.54

4th June 2021 – £49,563.41

4th June 2022 – £50,802.49

### 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 90 Henley-on-Thames**.

## Henley-on-Thames

6-8 Market Place  
Oxfordshire  
RG9 2AN

- **Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Annual rent reviews linked to RPI
- Affluent town on the bank of the River Thames
- No VAT applicable
- Current Rent Reserved (minimum)  
**£46,024.55 pa**

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