



Location

Occupiers close by include EE (adjacent), Poundland, Wilko, New Look, Santander Bank, Costa Coffee, Carphone Warehouse, Card Factory and Barclays Bank, amongst others.

Description

The property provides the following accommodation and dimensions:

Total	232.25 sq m	(2,501 sq ft)
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NB. Not inspected by Allsop. Areas taken from www.gov.uk

Tenancy

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 – £53,913.87 per annum

4th June 2020 – £55,261.72 per annum

4th June 2021 – £56,643.26 per annum

4th June 2022 – £58,059.34 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

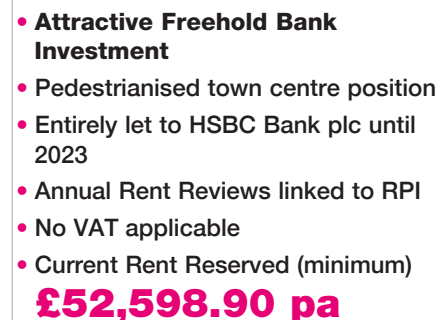
The legal pack will be available from the website www.allsof.co.uk

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 172 Abergavenny**.



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