

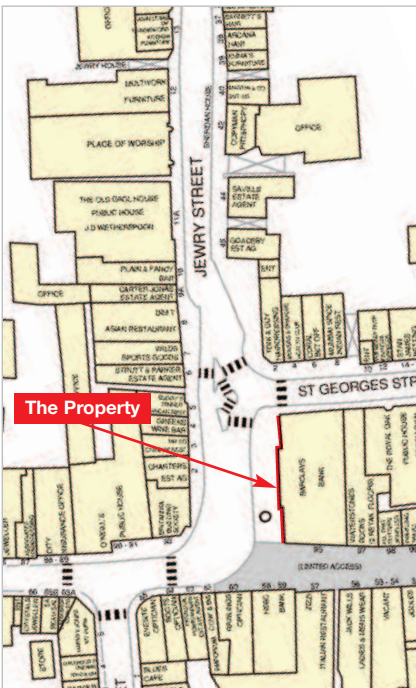
Winchester

50 Jewry Street Hampshire SO23 8RG

- **Attractive Virtual Freehold Bank Investment**
- **Prominent location in affluent city centre**
- **Let to Barclays Bank plc on a lease expiring 2026 (1)**
- **Rent Review 2016**
- **Current Gross Rent Reserved**

£147,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from 25th December 2004 (thus having some 990 years unexpired) at a ground rent of a peppercorn.

Location

Winchester is an historic Cathedral City and important commercial, administrative and tourist centre situated some 15 miles south-west of Basingstoke. The M3 Motorway passes to the east of the city and provides good communications to London and Basingstoke.

To the south lies the M27 Motorway which links Portsmouth and Southampton.

The property is situated in a prominent city centre location at the junction of the pedestrianised High Street and Jewry Street.

Occupiers close by include HSBC, Lloyds TSB, Boots, Jack Wills, Moss Bros, Waterstones and Ask Restaurant.

Description

The property is arranged on lower ground and ground floors, forming part of a larger building, the remainder of which is not included in the sale. The property provides a ground floor banking hall together with ancillary storage and staff accommodation at lower ground level. We understand the property was refurbished in 2012.

The property provides the following accommodation and dimensions:

Gross Frontage	33.45 m	(109' 9")
Shop Depth	13.00 m	(42' 8")
Built Depth	15.35 m	(50' 4")
Lower Ground Floor	85.5 sq m	(920 sq ft)
Basement Strong Room 1	63.5 sq m	(683 sq ft)
Basement Strong Room 2 – Not Inspected		

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 21st July 2006 at a current rent of £147,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. In addition, the lease contains a lessee's option to determine on 21st July 2021 (1). The rent was increased at the last rent review in 2011 from £133,000 per annum.

Tenant Information

No. of Branches: 1,500+.

Website Address: www.barclays.co.uk

For the year ended 31st December 2011, Barclays Bank Plc reported a pre-tax profit of £5.974bn, Shareholders' Funds £62.078bn and a net worth of £54.232bn. (Source: riskdisk.com 09.04.2013.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).

Viewings

To be held on Thursday 16th May 2013 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@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 74 Winchester**.

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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