

**Tadley**  
**Barclays Bank**  
**Aldermaston Road**  
**Hampshire**  
**RG26 4QA**

- **Freehold Bank Investment**
- Let to Barclays Bank plc on a lease expiring 2026 (1)
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved  
**£29,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
 Freehold.

**Location**  
 Tadley is located some 50 miles west of London on the A340 midway between Newbury and Basingstoke. The area benefits from easy access to the M4 Motorway, Junction 12 being some 9 miles north whilst the M3, Junction 6, is some 10 miles to the south. The property is situated to the north of the town centre on the west side of Aldermaston Road close to the Holmwood Health Centre and Lloyds TSB.

**Description**  
 The property is arranged on basement, ground and first floors to provide a detached bank with parking for 14 vehicles on this self-contained site.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>61.80 sq m</b>	<b>(665 sq ft)</b>
<b>Ground Floor Banking Hall</b>	<b>206.20 sq m</b>	<b>(2,220 sq ft)</b>
<b>First Floor Offices</b>	<b>79.89 sq m</b>	<b>(860 sq ft)</b>
<b>Total</b>	<b>347.89 sq m</b>	<b>(3,745 sq ft)</b>

**NB. Not inspected by Allsop LLP. Areas provided by Vendor.**

**Tenancy**  
 The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 23rd May 2006 at a current rent of £29,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's break clause in 2021 (1).

**Tenant Information**  
 For the year ended 31st December 2013, Barclays Bank plc reported a turnover of not stated, a pre-tax profit of £2.885 billion and a net worth of £53.264 billion. (Source: riskdisk.com 23.02.2015.)

**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.

