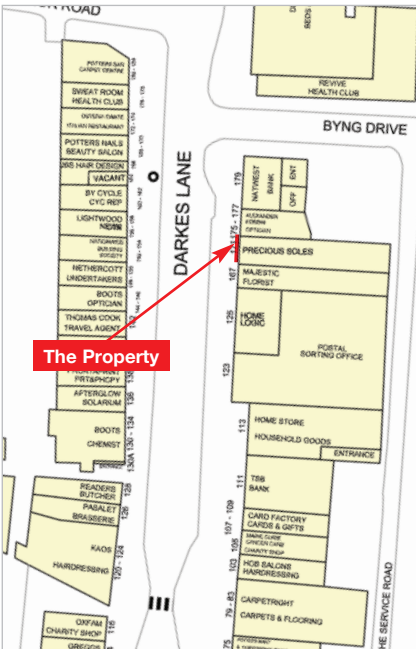


Potters Bar 171 Darkes Lane Hertfordshire EN6 1BU

- **Freehold Bank Investment**
- Popular Hertfordshire commuter town
- Entirely let to HSBC Bank plc until 2023 (not in occupation - sublet)
- Includes a three bedroom flat above
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum)
£32,874.83 pa

**On the Instructions of a
Charitable Foundation**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Potters Bar is a popular South Hertfordshire town with a population of some 22,000, enjoying excellent road access situated about 15 miles north of Central London. Junction 24 of the M25 is 1 mile to the south, the A1(M) is 2 miles to the west and the town also enjoys regular rail services to London (King's Cross 25 minutes). The property is situated on the east side of Darkes Lane, between its junctions with Byng Drive and The Walk. Occupiers close by include NatWest, Dreams, Nationwide, Boots Opticians, Thomas Cook, TSB Bank, Carpetright, Greggs, Oxfam, Halifax and Age UK, amongst others.

Description
The property is arranged on ground and two upper floors to provide a large ground floor shop together with a three bedroom flat above. The property sits on a large site which extends to the rear.

The property provides the following accommodation and dimensions:
Ground Floor 122.90 sq m (1,323 sq ft)
Ground Floor Office 55.00 sq m (592 sq ft)
First and Second Floor Flat – Not inspected

NB. Not inspected by Allsop. Measurements taken from Valuation Office Agency.

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 £32,874.83 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 – £33,696.70 per annum
 4th June 2020 – £34,539.11 per annum
 4th June 2021 – £35,402.59 per annum
 4th June 2022 – £36,287.66 per annum
 The tenants are not in occupation. The property has been sublet to Precious Soles Ltd at £32,073 per annum (reviewable on the same basis as the HSBC lease) until 21st November 2022.

Tenant Information
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 32 Potters Bar**