

Highbridge

11 Huntspill Road

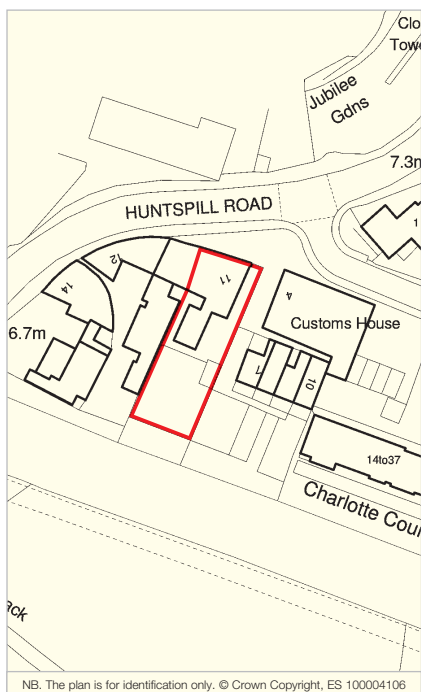
Somerset

TA9 3DD

- Freehold Bank and Residential Ground Rent Investment
 - Bank let to The Royal Bank of Scotland plc (not in occupation)
 - Somerset market town
 - Tenant's break option in 2015 exercised
 - Potential for residential conversion subject to all necessary consents and existing tenancy
 - VAT is not applicable
 - Total Current Gross Rent Reserved
- £6,750 pa**

On the Instructions of

threadneedle.
SIX WEEK COMPLETION
AVAILABLE



Tenure
Freehold.

Location
The Somerset market town of Highbridge is located immediately south-east of Burnham-on-Sea and some 7 miles north of Bridgwater. The town is well connected by road with Bristol Road (A38) linking with the M5 (Junction 22) some 2 miles to the north. The property is situated on the south side of Huntspill Road (A38) at its junction with Highbridge Quay, north of its crossing of the River Brue in a predominantly residential area. A new residential development is being constructed opposite.

Description
The property is arranged on ground and one upper floor to provide a former banking hall at ground floor level together with ancillary accommodation. The first floor comprises residential accommodation which has been sold off on a long lease.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 112 Band E (Copy available on website).

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Friday 13th March by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 52 Highbridge'.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	The Royal Bank of Scotland plc (not in occupation) (1)	Ground Floor (2) 142.7 sq m (1,536 sq ft)	A term of years from 09.06.2005 to 23.06.2025 Rent review every 5th year Tenant break clause on 24.06.2015 FR & I Service charge cap	£6,650 p.a.	2015 break option exercised
First Floor	Individuals	First Floor – Premises have been subdivided into 3 Flats	125 years from 23.06.2003 Rent review every 25 years	£100 p.a.	Reversion 2128

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. Website address: www.rbs.com
(2) Not measured by Allsop. Floor area sourced from www.voa.gov.uk

Total £6,750 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Mr D Glowacz, Nabarro. Tel: 0114 279 4000 e-mail: d.glowacz@nabarro.com