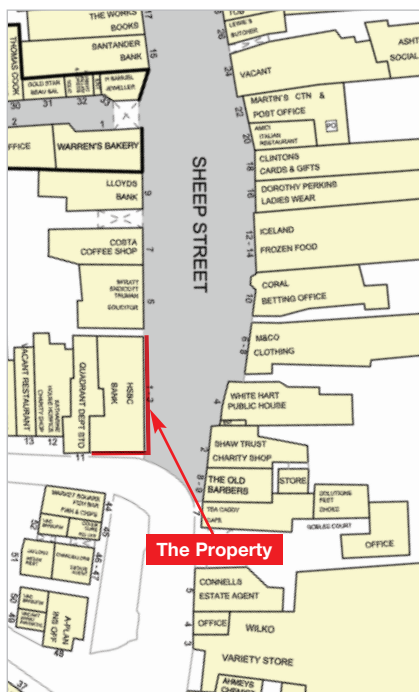


Bicester 1-3 Sheep Street Oxfordshire OX26 6JA

- **Freehold Bank Investment**
- Entirely let to HSBC Bank plc until 2023
- Attractive market town close to Bicester Village
- Prominent pedestrianised corner position
- Annual Rent Reviews linked to RPI
- No VAT applicable
- Current Rent Reserved (minimum) **£59,174.28 pa**

On the Instructions of a Charitable Foundation

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bicester is an attractive market town with a population of some 23,500. The town lies about 8 miles north-east of Oxford and 16 miles west of Aylesbury. Road communications are excellent, with the town being located at the junction of the A41, A421 and A4095. In addition, the M40 motorway is located 3 miles west of the town.

The property is located on the western side of Sheep Street, at its junction with Market Square. It is 0.4 miles from Bicester Village Rail Station and 0.5 miles from Bicester Village outlet centre.

Occupiers close by include Wilko, Costa Coffee, Lloyds Bank, Iceland, Santander and Lloyds Pharmacy, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor bank with ancillary accommodation on the first floor.

The property provides the following accommodation and dimensions:

Ground Floor Retail	97.99 sq m	(1,055 sq ft)
Ground Floor Office	27.11 sq m	(292 sq ft)
Ground Floor Storage	39.55 sq m	(426 sq ft)
Ground Floor Ancillary	8.93 sq m	(96 sq ft)
First Floor	22.58 sq m	(243 sq ft)

Total 196.16 sq m (2,111 sq ft)

NB. Not inspected by Allsop. Areas taken from www.gov.uk

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 £59,174.28 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 – £60,653.63 per annum

4th June 2020 – £62,169.97 per annum

4th June 2021 – £63,724.22 per annum

4th June 2022 – £65,317.33 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.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 112 Bicester**.

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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