

Burton-on-Trent

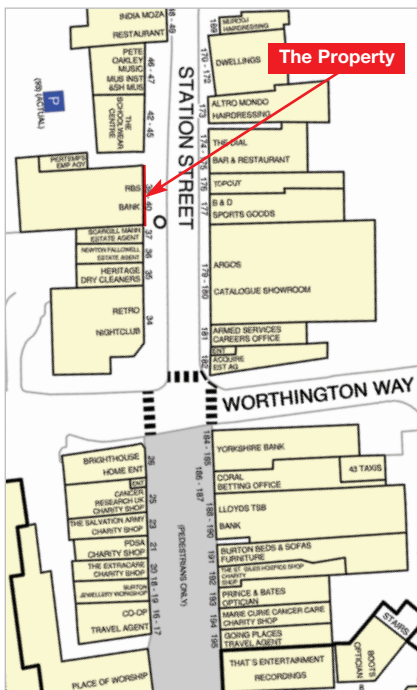
38-41 Station Street

Staffordshire

DE14 1AX

- **Town Centre Freehold Bank Investment**
 - Entirely let to The Royal Bank of Scotland plc
 - Comprising 539.6 sq m (5,808 sq ft)
 - Lease expires 2022
 - No VAT applicable
 - Rent Review 2017
 - Current Rent Reserved
- £70,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Burton-upon-Trent, with a population of approximately 60,000, is located approximately 11 miles south-west of Derby and 28 miles north-east of Birmingham close to the junction of the A38 and A50 trunk roads. The M42 is situated approximately 10 miles to the south-east of Burton.

The property is situated on Station Street within the town centre, a short distance from Coopers Square Shopping Centre. Occupiers close by include Argos (opposite), Sainsbury's Supermarket, Yorkshire Bank, Lloyds Bank, Coral, Brighthouse and Co-Op Travel. There is also a large public car park to the rear of the property.

Description

The property is arranged on ground and one upper floor to provide a large ground floor banking hall with staff and storage accommodation to the rear. The first floor provides self-contained offices, accessed via an entrance fronting Station Street.

The property provides the following accommodation and dimensions:

Gross Frontage	14.05 m	(46' 2")
Net Frontage	5.10 m	(16' 9")
Shop Depth	20.87 m	(68' 6")
Built Depth	27.65 m	(90' 8")
Ground Floor	356.9 sq m	(3,842 sq ft)
First Floor	182.7 sq m	(1,966 sq ft)
Total	539.6 sq m	(5,808 sq ft)

NB. Floor areas taken from VOA website

Tenancy

The entire property is at present let to THE ROYAL BANK OF SCOTLAND PLC for a term of 35 years from 24th June 1987 at a current rent of £70,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The first floor has been sublet on a 5 year lease from 18th August 2009 at £14,400 per annum.

Tenant Information

The RBS Group have a network of over 2,000 branches and 4,000 ATMs throughout the UK. RBS UK Corporate Banking Business is the largest provider of banking, finance and risk management services to UK corporate and commercial customers.

Website Address: www.rbs.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@allsop.co.uk to be received no later than mid-day on Thursday 3rd October for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 31 Burton-on-Trent**.

Energy Performance Certificate

For EPC Rating please see website.

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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