

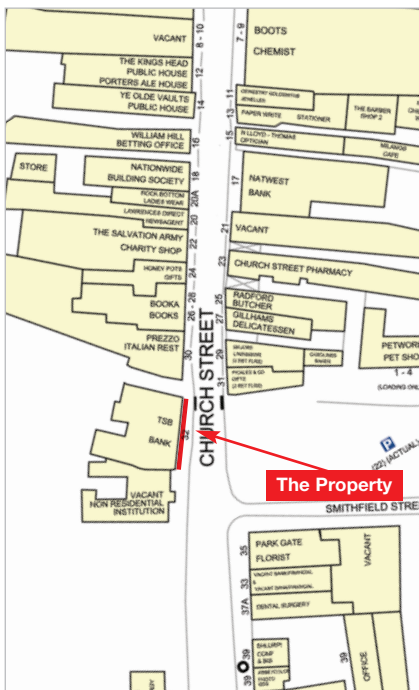
Oswestry

32 Church Street Shropshire SY11 2SS

- **Attractive Freehold Bank Investment**
- Bank let to TSB Bank plc on a lease expiring 2023 (no breaks)
- VAT is not applicable
- Rent Review 2018
- Current Rent Reserved

**£27,500 pa
from completion**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Oswestry is an historic market town which is situated adjacent to the A5 at its junction with the A495 and A483. The town is located 18 miles north west of Shrewsbury and 12 miles south of Wrexham. The A5 provides direct access to the M54.

The property is situated fronting Church Street, a short distance to the south of its junction with The Cross. Occupiers close by include Prezzo, M&S Food, Argos, NatWest, William Hill and Nationwide.

Description
The property is arranged on ground and one upper floor to provide a ground floor banking hall and office accommodation with first floor offices and ancillary accommodation. The first floor benefits from independent access to the front as well as an entrance via the bank. To the rear of the property is parking for c.6 cars and a large enclosed garden.

The property provides the following accommodation and dimensions:

Gross Frontage	15.95 m	(52' 4")
Shop & Built Depth	18.3 m	(60' 0")
Ground Floor Banking Hall	185.05 sq m	(1,992 sq ft)
Ground Floor Offices	21.65 sq m	(233 sq ft)
First Floor	85.30 sq m	(918 sq ft)

Tenancy
The entire property is let by way of lease renewal to TSB BANK PLC for a term of 10 years from 25th March 2013 at a current rent of £13,750 per annum rising to £27,500 pa on 25th March 2015. The rent will be topped up by the vendor to £27,500 pa from completion. The lease provides for a rent review at the end of the fifth year of the term and contains full repairing and insuring covenants. No breaks.

Tenant Information
No. of Branches: 630+.
Website Address: www.tsb.co.uk
For the year ended 31st December 2013, TSB Bank plc reported a pre-tax profit of £74,500,000, shareholders' funds of £295,200,000 and a net worth of £1,295,200,000. (Source: riskdisk.com 01.09.14.)

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 100 Band D (Copy available on website).

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 M Hayes Esq, Harrison Clarke Rickerbys. Tel: 01432 349662 e-mail: mchayes@hrcrlaw.com
Joint Auctioneer M Atkins Esq, Mark Atkins Associates. Tel: 01905 613555 e-mail: rma@maonline.co.uk