



Tenure

Freehold.

Location

Camberley is a popular and affluent commuter town with an established retail core, situated adjacent to the M3 Motorway (Junction 4) about 30 miles south-west of Central London. The M25 Motorway (Junction 12) is 10 miles to the north-west and the M4 Motorway (Junction 10) is 8 miles north. The town also enjoys frequent rail services to London Waterloo, with a fastest journey time of 1 hour 12 minutes.

The property is located on the south side of the High Street, at its junction with Obelisk Way and close to an entrance to the Mall Shopping Centre.

Occupiers close by include KFC, British Heart Foundation, Burger King, Boots the Chemist, Lloyds Bank, Card Factory, Subway, Holland & Barrett, Superdrug and Currys, amongst many others.

Description

This prominent corner property is arranged on ground and two upper floors to provide a ground floor banking hall, whilst the first and second floors are used as staff ancillary and storage.

The property provides the following accommodation and dimensions:

Gross Frontage	9.15 m	(30' 0")
Net Frontage	8.75 m	(28' 8")
Shop and Built Depth	32.20 m	(105' 8")
Ground Floor	241.50 sq m	(2,599 sq ft)
First Floor	78.10 sq m	(841 sq ft)
Second Floor	99.60 sq m	(1,072 sq ft)
Total	419.20 sq m	(4,512 sq ft)

Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 15th November 2016 at a current rent of £53,000 per annum. The lease provides for upward only open market rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.

Website: www.bankofscotland.co.uk

Alienation Provisions

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 96 Band D (Copy available on website).

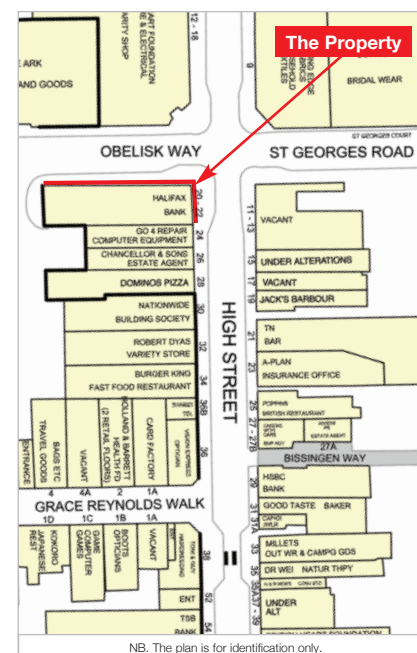
Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Tuesday 13th March. Please email viewings@allsof.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 5 Camberley**.

Camberley
20-22 High Street
Surrey
GU15 3TG

- **Freehold Bank Investment**
- Comprising a total of 419.20 sq m (4,512 sq ft)
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- Upward only rent reviews in 2021 and 2026
- Current Rent Reserved
£53,000 pa

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

NB. The plan is for identification only.