

Abbots Langley

63 High Street Hertfordshire WD5 0AE

- **Attractive Freehold Bank Investment**
- Entirely let to Lloyds Bank plc until 2021 (1)
- Well located adjacent to a Boots Pharmacy and close to a Budgens Supermarket
- First floor redevelopment potential (2)
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved
£20,000 pa



Tenure

Freehold.

Location

Abbots Langley is a busy South Hertfordshire village which enjoys excellent road communications being situated inside the M25 and adjacent to the M1 motorway (Junctions 20 and 6A respectively) and the A41. The railway network is accessed via Kings Langley Rail Station which is located less than a mile away and which provides direct services into London (Euston) with a travel time of approximately 30 minutes.

The property is situated on the east side of the High Street in the heart of the village which also acts as the main thoroughfare. Occupiers close by include Boots Pharmacy (adjacent), Martin McColl's, Budgens, The Post Office and Barclays Bank amongst many others.

Description

The property is arranged on ground and one upper floor to provide banking premises with storage and staff accommodation above. The property benefits from car parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.62 m	(25' 4")
Net Frontage	6.53 m	(21' 5")
Shop Depth	12.49 m	(40' 11")
Built Depth	19.77 m	(64' 10")
Ground Floor (NIA)	103.50 sq m	(1,114 sq ft)
First Floor (GIA)	49.35 sq m	(531 sq ft)

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 25th December 2011 at a current rent of £20,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on 24th December 2016.

Tenant Information

No. of Branches: over 1,300.

Website Address: www.lloydsbankinggroup.com

For the year ended 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894m, shareholders' funds of £43.74bn and a net worth of £34.109bn. (Source: riskdisk.com 01.04.2015.)

VAT

VAT is not applicable to this lot.

Planning (2)

The first floor may have residential development potential subject to existing tenancy and obtaining all the relevant consents. All enquiries should be referred to Three Rivers District Council.

Tel: 01927 776611.

Website Address: www.threeriversdistrict.gov.uk

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

