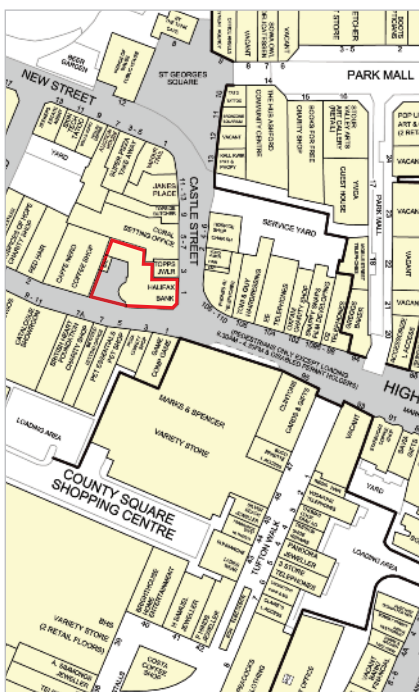


Ashford

1 Castle Street Kent TN23 1JQ

- **Attractive Freehold Bank Investment**
- Let to Bank of Scotland plc (t/a Halifax)
- Lease expires 2023 (no breaks)
- Prominent corner position diagonally opposite Marks & Spencer
- Rent Review 2018
- Current Rent Reserved
£87,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Ashford is a popular market town with a population of some 52,000, located directly between Junctions 9 and 10 of the M20 motorway. The town is some 13 miles west of Folkestone and 12 miles south of Canterbury. The town benefits from its rail link to the Channel Tunnel at Ashford International.

The property is situated in a prominent corner position on the pedestrianised Castle Street in the local conservation area, at its junction with New Rents and High Street. Occupiers close by include Marks & Spencer, Coral, O2, Starbucks, Accessorize, Toni & Guy and Caffé Nero amongst others.

Description

This Grade II Listed property is arranged on ground and two upper floors to provide a ground floor banking hall with first floor offices and ancillary, and further ancillary on the second floor and in the basement. The property benefits from on-site parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	9.6 m	(31' 6")
Ground Floor	207.81 sq m	(2,237 sq ft)
First Floor	114.54 sq m	(1,233 sq ft)
Second Floor	82.40 sq m	(887 sq ft)
Total	404.75 sq m	(4,357 sq ft)

Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC (t/a HALIFAX) for a term of 25 years from 27th April 1998 at a current rent of £87,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 800.

Website Address: www.halifax.co.uk

For the year ended 31st December 2013, the lessee did not report a turnover but reported a pre-tax profit of £1.45bn, a net worth of £17.925bn and shareholders' funds of £18.354bn. (Source: riskdisk.com 25.09.2014)

VAT

VAT is applicable to this lot.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 213 Ashford**.

Documents

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

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

Seller's Solicitor R Beckett Esq, Irwin Mitchell LLP. Tel: 0161 838 3150 e-mail: roy.beckett@irwinmitchell.com
Joint Auctioneer B Tyack Esq, Savills. Tel: 0207 8774 782 e-mail: btyack@savills.com

