

## Crowthorne 2 Dukes Ride Berkshire RG45 6LT

- **Freehold Bank Investment**
- Let to Lloyds Bank plc on a lease expiring 2020 (1)
- Includes first floor flat
- Rent Review 2017
- Reversion 2018
- Current Rent Reserved

**£24,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Crowthorne is situated about 35 miles west of Central London, between the M4 (Junction 10) and M3 (Junction 3) motorways, about 4 miles south of Bracknell town centre.

The property is situated opposite the junction of Dukes Ride (B3348) with the High Street, in a local shopping area where Lloyds Chemist, The Post Office, HSBC, Lidl, Co-op Food Store and Nationwide are also represented.

### Description

The property is arranged on basement, ground and one upper floor to provide bank premises with basement storage, together with a self-contained flat over, access to which is from the rear. Car parking is available at the rear of the property.

The property provides the following accommodation and dimensions:

Gross Frontage	9.7 m	(31' 9")
Built Depth	15.9 m	(52' 3")
Basement	21.8 sq m	(235 sq ft)
First Floor Flat – 3 Rooms, Kitchen and Bathroom		

### Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 6 years from 27th February 2012 at a current rent of £24,500 per annum. The lease contains full repairing and insuring covenants, a Lessee's break option in February 2015 and a rent review in February 2017.

### Tenant Information

No. of Branches: 1,300.

Website Address: [www.lloydsbankinggroup.com](http://www.lloydsbankinggroup.com)

For the year ended 31st December 2014, Lloyds Bank plc reported a pre-tax profit of £2.28 billion and a net worth of £39.82 billion. (Source: Experian 24.04.2015.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

