

Long Eaton
1 Derby Road
Nottingham
Nottinghamshire
NG10 1LY

- **Freehold Bank Investment**
- Let to Barclays Bank plc
- Lease expires 2027 (1)
- Prominent corner location
- VAT is not applicable
- Rent Review 2017
- Current Rent Reserved
£21,500 pa



Tenure
Freehold.

Location
Long Eaton, with a population of some 45,000, lies just north of the River Trent some 7 miles south-west of Nottingham and immediately to the east of Junction 25 of the M1 Motorway. The town is primarily accessed via the A6005.

The property occupies a prominent corner location on the west side of Derby Road at the junction with Oxford Street. The area is popular with estate agents and other occupiers close by include NatWest Bank and Wilko with both Asda and Tesco 24 hour supermarkets a short distance away.

Description
The property is arranged on basement, ground and two upper floors. The ground floor comprises a banking hall with ancillary accommodation, the first floor offices/ancillary, the second floor attic storage and the basement cellar/storage. In addition, the property has the benefit of on-site car parking and a rear entrance to the bank.

The property provides the following accommodation and dimensions:

Gross Frontage	9.15 m	(30' 0")
Splay Frontage	2.90 m	(9' 6")
Return Gross Frontage	20.90 m	(68' 7")
Basement	16.20 sq m	(174 sq ft)
Ground Floor	181.40 sq m	(1,953 sq ft)
First Floor	90.60 sq m	(975 sq ft)
Second Floor	40.30 sq m	(434 sq ft)
Total	328.50 sq m	(3,536 sq ft)

NB. Not inspected by Allsop. Areas taken from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 27th March 2007 at a current rent of £21,500 per annum. The lease provided for a rent review on 25th March 2012 and every fifth year of the term thereafter and contains full repairing and insuring covenants, subject to a schedule of condition. The lease contains a tenant's option to break at the end of the fifteenth year of the term (1).

Tenant Information

Website Address: www.barclays.co.uk
For the year ended 31st December 2013, Barclays Bank plc reported a turnover of nil, a pre-tax profit of £2,885,000,000, shareholders' funds of £60,949,000,000 and a net worth of £53,264,000,000. (Source: riskdisk.com 20.04.2015)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 6th May by emailing: viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 137 Long Eaton'.

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 A Toulson Esq, Breeze & Wyles Solicitors. Tel: 01279 715333 e-mail: adrian.toulson@breezeplus.co.uk