



Tenure

Freehold.

Location

The market town of Alferton, with a population in excess of 22,000, is located in Amber Valley at the junction of the A38 and A61. The town is 4 miles west of the M1 (Junction 28), midway between Derby and Sheffield.

The property is situated in a prominent corner position at the junction of High Street and Limes Avenue opposite Boots the Chemist. Other occupiers close by include Dorothy Perkins, Superdrug, Bonmarché, Burton, Shoe Zone, Farmfoods, Ladbrokes and Greggs.

Description

No 59 is arranged on ground and two upper floors to provide a ground floor banking hall and strong room with first floor offices and ancillary accommodation and further ancillary accommodation on the second floor above.

No 61-63 is arranged on ground and two upper floors to provide a ground floor banking hall with offices on first and second floor levels. Both properties are interconnecting and benefit from a small gated car park to the rear.

Planning

No 61-62 High Street previously had planning permission (Ref: AVA/2012/0079) granted to change former offices into two residential flats. We understand a new application is underway to renew (Ref: AVA/2018/0795).

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 with us in advance no later than 12 noon on Wednesday 3rd October. Please email viewings@allsop.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 222 Alferton**.

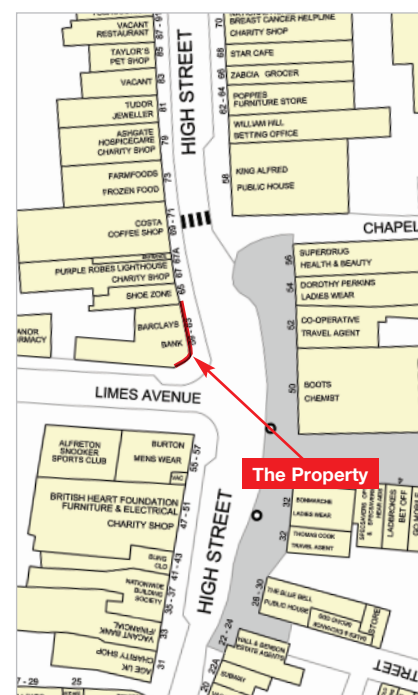
Alferton

59-63 High Street

Derbyshire

DE55 7DP

- **Freehold Bank Investment**
- Comprises two interconnecting banking halls and two office units
- Majority let to Barclays Bank plc
- Leases expire 2022 (2) and 2027 (3)
- Prominent corner position
- No VAT applicable
- Part vacant upper floors totalling 142.65 sq m (1,535 sq ft)
- Current Rent Reserved
£38,850 pa



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
59	Barclays Bank UK plc (1)	Built Depth 22.17 m Ground Floor 168.10 sq m First Floor 64.75 sq m Second Floor 26.90 sq m	(72' 9") (1,809 sq ft) (697 sq ft) (290 sq ft) 20 years from 20.06.2007 (3) Rent reviews 24.06.2019 and 24.06.2024 FR & I	£22,000 p.a.	Rent Review 2019
61/63	Barclays Bank UK plc (1)	Second Floor	25 years from 29.09.1987 (2) External repairs subject to service charge, landlord receives insurance from tenant	£16,850 p.a.	Reversion 2022 (2)
61/62 First and Second Floors	Vacant	First Floor Office (4) Second Floor Office (4) Total (4)	71.50 sq m (770 sq ft) 71.15 sq m (766 sq ft) 142.65 sq m (1,535 sq ft)		

(1) Website Address: www.barclays.co.uk

For the year ended 31st December 2017, Barclays Bank UK plc reported a pre-tax profit of £14,060m, shareholders' funds of £159,269m and a net worth of £159,269m. (Source: riskdisk.com 10.08.2018.)

(2) By way of a reversionary lease of 10 years commencing 29th September 2012.

(3) Break option 19th June 2022 (6 months' notice).

(4) Floor areas taken from architect drawings (GIA) provided by the seller. Not inspected by Allsop.

Total £38,850 p.a.

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

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