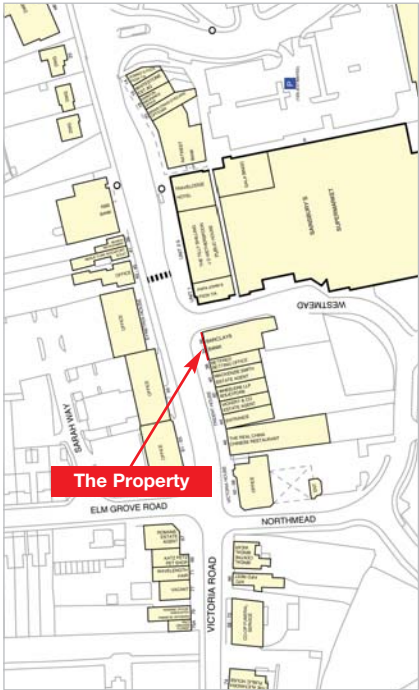


Farnborough
34/36 Victoria Road
Hampshire
GU14 7PQ

- **Freehold Bank Investment**
- Let to Barclays Bank plc on lease expiring 2027 (1)
- Car parking for 11 cars
- Town centre position
- Rent Review 2011
- Total Current Rents Reserved

£76,650 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Farnborough is an affluent town with a population of 52,500 The town is located 38 miles south-west of Central London, 11 miles west of Guildford and 21 miles south-east of Basingstoke. Lying adjacent to the A331 the road connections are good with Junction 4 of the M3 some 5 miles to the north. The property is situated on the south side of Victoria Road at the junction with the Westmead one-way system. The property sits close to the Queensmead Shopping Parade which is shortly to be redeveloped into a retail and leisure complex. Occupiers close by include The Royal Bank of Scotland, Betfred, KFC and numerous estate agents and solicitors.

Description
The property is arranged on ground and two upper floors to provide a banking hall on ground floor with strong room to the rear. The first and second floors provide office accommodation and staff facilities. The property benefits from a large car park for 11 cars to the rear.

VAT
VAT is not applicable to this lot.

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

Viewings
To be held on 29th September 2011 between 11.30 – 12 noon by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 30 Farnborough**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
34/36	Barclays Bank plc (2)	Gross Frontage	12.00 m	(39' 4")	20 years from 20th June 2007 (1) Rent review on 29th September 2011 and every 5 years thereafter FR & I subject to a schedule of condition	£75,900 p.a.	Rent Review 2011
		Net Frontage	11.30 m	(37' 1")			
		Built Depth	26.00 m	(85' 4")			
		Ground Floor	223.50 sq m	(2,406 sq ft)			
		First Floor	140.50 sq m	(1,512 sq ft)			
		Second Floor	165.00 sq m	(1,776 sq ft)			
		Total	529.00 sq m	(5,694 sq ft)			
	Southern Electricity Board	Land for sub-station			Holding over	£750 p.a.	Holding over

(1) The lessees will have an option to determine the lease in the 15th year.
(2) Website: www.barclays.co.uk
For the year ended 31st December 2010 Barclays Bank plc reported pre-tax profits of £6.079bn and a net worth of £53.944bn.
(Source: Riskdisk 08.09.2011.)

Total £76,650 p.a.

