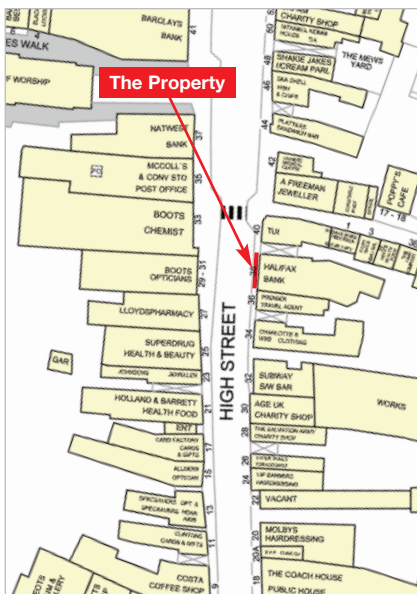


St Neots 38 High Street Cambridgeshire PE19 1BJ

- **Freehold Bank Investment**
- Comprising a total of 154.1 sq m (1,659 sq ft)
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- Located opposite Boots, Superdrug and close to Marks & Spencer Simply Food
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved
£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
St Neots, the largest town in Cambridgeshire, is an attractive busy market town with a population of some 40,000, lying 15 miles west of Cambridge and 59 miles from London. The property is well located in the heart of the town centre on the south side of the High Street, close to its junction with Church Walk. Occupiers close by include Marks & Spencer Simply Food, Boots the Chemist (opposite), Boots Opticians (opposite), Beales Department Store, Bonmarché, Barclays Bank, Subway, Superdrug, Holland & Barrett, Costa Coffee and TUI (adjacent), amongst many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor banking hall with staff ancillary and storage accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	92.90 sq m	(1,000 sq ft)
First Floor	61.22 sq m	(659 sq ft)
Total	154.12 sq m	(1,659 sq ft)

NB. Floor areas provided by the Vendor.

Tenancy
The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 15th November 2016 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Alienation Provisions

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

Tenant Information

The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.
Website: www.bankofscotland.co.uk

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 22nd November. 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 14 St Neots**.

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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