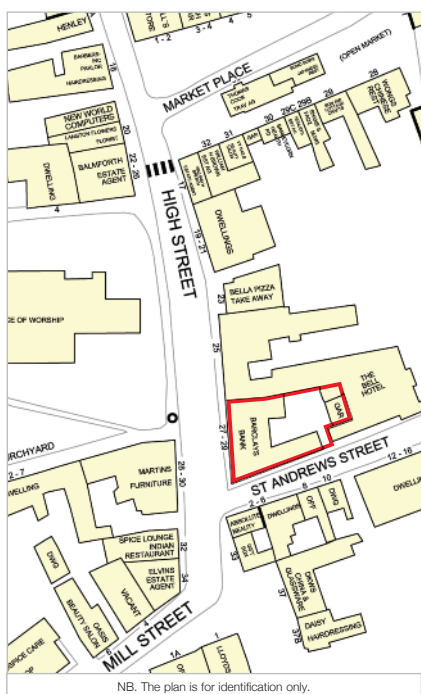


# Mildenhall

27-31 (odd) High Street  
Suffolk  
IP28 7EA

- **Attractive Freehold Bank and Residential Ground Rent Investment**
- Ground floor and basement let to Barclays Bank plc on a lease expiring in 2028 (1)
- No VAT applicable
- Includes rear car parking
- Bank Rent Review 2019
- Total Current Rents Reserved  
**£15,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.



## Tenure

Freehold.

## Location

Mildenhall is an attractive Suffolk market town, with a population of some 10,500, located 11 miles south-west of Thetford, 8 miles north-east of Newmarket and 22 miles north-east of Cambridge. Mildenhall benefits from access to the A11 which links with the M11 motorway. The property is situated in the town centre in a prominent position on the corner of St Andrews Street and High Street, within a conservation area. Occupiers close by include McColl's, Lloyds Bank, Thomas Cook, Wilko and a variety of local traders.

## Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with storage and a strongroom to the basement. The first floor is arranged to provide two self-contained residential units approached from a separate entrance. The property also benefits from car parking to the rear accessed from St Andrews Street.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.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@allstop.co.uk](mailto:viewings@allstop.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 78 Mildenhall**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Basement	Barclays Bank plc (2)	Ground Floor 187.00 sq m (2,012 sq ft) Basement 96.15 sq m (1,035 sq ft) To the right there are 7 parking spaces	20 years from 02.05.2008 (1) Rent review on 24th June 2014 and every 5th year thereafter FR & I subject to schedule of condition	£15,500 p.a.	Rent Review 2019
First & Second Floors	Various	Two Flats	Each let on a lease expiring 28th September 2129	Peppercorn	Reversions 2129
<p>(1) The lease will contain a lessee's option to determine at the expiry of the 15th year of the term.  (2) Website Address: <a href="http://www.barclays.co.uk">www.barclays.co.uk</a>  For the year ended 31st December 2017, Barclays Bank plc reported a turnover of £8.775bn, a pre-tax profit of £3.166bn, shareholders' funds of £65.714bn and a net worth of £60.829bn. (Source: Experian 30.05.2018.)</p>					
				<b>Total £15,500 p.a.</b>	

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** Honey Dave, DWFM Beckman. Tel: 0207 408 8754 e-mail: [honey.dave@dwfmbeckman.com](mailto:honey.dave@dwfmbeckman.com)