



### Tenure

Freehold.

### Location

Loughborough has a population of some 59,000 and is located approximately midway between Nottingham (15 miles) and Leicester (11 miles) in the heart of the East Midlands. The town is served by the A6, A60 and A512 roads and is within 3 miles of the M1 Motorway (Junction 23).

The property is situated within the town centre on the north side of Swan Street, close to its junction with the pedestrianised Market Place. An entrance to the Carillon Court Shopping Centre is opposite the property.

Occupiers close by include Nationwide (adjacent), McDonald's, Boots the Chemist, Holland & Barrett, Caffè Nero, Savers, Wilko, Shoe Zone and WH Smith, amongst many others.

### Description

This substantial property is arranged on ground and three upper floors to provide a ground floor banking hall, with office, staff and storage accommodation above.

The property provides the following accommodation and dimensions:

<b>Ground Floor (Sales)</b>	<b>124.67 sq m</b>	<b>(1,342 sq ft)</b>
<b>First Floor</b>	<b>107.30 sq m</b>	<b>(1,155 sq ft)</b>
<b>Second Floor</b>	<b>91.04 sq m</b>	<b>(980 sq ft)</b>
<b>Third Floor</b>	<b>92.71 sq m</b>	<b>(998 sq ft)</b>
<b>Total</b>	<b>415.73 sq m</b>	<b>(4,475 sq ft)</b>

### 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 £41,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### 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](http://www.bankofscotland.co.uk)

### 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.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 115 Band E (Copy available on 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 4th October. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.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 15 Loughborough**.

## Loughborough

### 27/28 Swan Street

### Leicestershire

### LE11 5BS

- **Freehold Bank Investment**
- Comprising a total of 415.73 sq m (4,475 sq ft)
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- Well located in the heart of Loughborough town centre
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

**£41,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

