



Tenure

Freehold.

Location

Amesbury is an attractive town located approximately 8 miles north of Salisbury and 13 miles west of Andover. The area is a popular tourist destination with Stonehenge being located some 3 miles west of the town centre. The town benefits from good road communications, with the A338 running north to the M4 Motorway and the A303 running east connecting to the M3 Motorway. In addition, the well established 160 acre Solstice Park is to the north of the town (www.solsticepark.com). Amesbury is located on the southern fringe of Salisbury Plain, which is the location of the Defence Training Estate. According to Wiltshire Council Army Basing Plan, more than 4,000 troops will locate from Germany to the Salisbury Plain area by 2020. The property is situated on the west side of the High Street and occupiers close by include HSBC and William Hill. Adjoining the property is a development site where there is planning consent for 2 retail units and 13 flats.

Description

The property is arranged on ground and one upper floor. The ground floor provides a banking hall with ancillary accommodation to the rear and first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	10.40 m	(34' 2")
Built Depth	30.40 m	(99' 9")
Ground Floor	239.8 sq m	(2,581 sq ft)
First Floor	59.0 sq m	(635 sq ft)
Total	298.8 sq m	(3,216 sq ft)

NB. Not inspected by Allsop, areas provided by the joint auctioneer and as agreed at the last rent review.

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 27th November 2007 at a current rent of £23,500 per annum. The lease provides for rent reviews on 25th December 2010 and every fifth year thereafter and contains full repairing and insuring covenants subject to a schedule of condition. The lease provides for a tenant break option on 27th November 2022 (1).

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2014, Barclays Bank plc did not report a turnover, but reported a pre-tax profit of £2,309 million, shareholders' funds of £63,756 million and a net worth of £55,576 million. (Source: riskdisk.com 12.01.2016.)

VAT

VAT is not applicable to this lot.

Documents

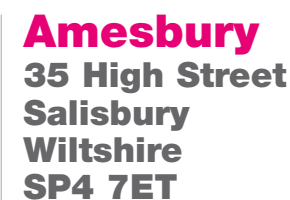
The legal pack will be available from the website www.allsop.co.uk

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 27th January. 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 17 Amesbury**.



- **Freehold Bank Investment**
- Let to Barclays Bank plc
- Lease expires 2027 (1)
- VAT is not applicable
- Rent Review 2020
- Current Rent Reserved

£23,500 pa

SIX WEEK COMPLETION AVAILABLE

