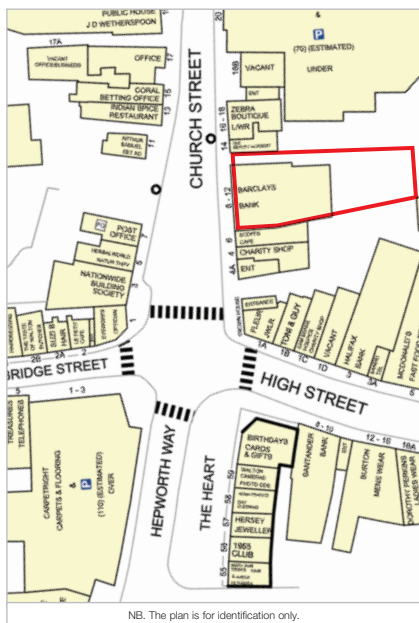


Walton-On-Thames

8-12 Church Street
Surrey
KT12 2YW

- **Freehold Bank Investment**
- Comprises a total of 679.5 sq m (7,314 sq ft)
- Entirely let to Barclays Bank plc on a lease expiring in 2026 (1)
- Including large secure rear car park
- Potential for conversion of upper floors (2)
- No VAT applicable
- Rent Review 2019
- Current Rent Reserved
£120,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Walton-on-Thames is a prosperous Surrey town located approximately midway between the A3 dual carriageway and M3 Motorway, 17 miles south-west of Central London.

The property is situated in the town centre on the east side of Church Street, close to its junction with High Street and The Heart Shopping Centre. Occupiers close by include the Post Office (opposite), Nationwide, Halifax, Santander and an Aldi Supermarket amongst many others.

Description

The property is arranged on ground and two upper floors to provide a triple fronted ground floor banking hall with office accommodation arranged over the first and second floors. The offices benefit from a four person passenger lift to the first floor and externally the property benefits from a secure car park to the rear for 12 cars.

The property provides the following accommodation and dimensions:

Ground Floor	301.0 sq m	(3,240 sq ft)
First Floor	208.0 sq m	(2,239 sq ft)
Second Floor	170.5 sq m	(1,835 sq ft)
Total	679.5 sq m	(7,314 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 9th October 2006 at a current rent of £120,000 per annum. The lease provides for rent reviews on 25th December 2009 and every 5th year thereafter and contains full repairing and insuring covenants, subject to a Schedule of Condition.

(1) The tenant has an option to determine the lease at the 15th year.

Tenant Information

For the year ended 31st December 2014, Barclays Bank Plc did not report a turnover, but reported a pre-tax profit of £2.309bn, shareholders' funds of £63.756bn and a net worth of £55.576bn. (Source: Experian 11.01.2016.)

(2) Planning

There may be potential to convert the upper floors to residential use, subject to the existing lease and obtaining all the relevant consents. All enquires should be forwarded to Elmbridge Borough Council: Tel: 01372 474474 www.elmbridge.gov.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.

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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