

Midsomer Norton

2 Silver Street Bath & North-East Somerset BA3 2HB

- **Attractive Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank Plc
- Lease expiring in 2021 (no breaks)
- VAT is not applicable
- Rent Review 2016
- Current Rent Reserved
£29,000 pa



Tenure

Freehold.

Location

Midsomer Norton is located 9 miles south-west of Bath and 14 miles south of Bristol. The town is served by the A362 and is close to the A37 trunk road.

The property is located in a Conservation Area and occupies a prominent location on Silver Street, close to the junction with High Street, the town's principal retailing thoroughfare.

Occupiers close by include Barclays, NatWest, Sainsbury's, The Post Office and a number of local traders.

Description

This attractive property is arranged on basement, ground and two upper floors to provide a bank with ancillary office and storage accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	12.00 m	(39' 4")
Net Frontage	9.85 m	(32' 4")
Bank Built Depth	25.30 m	(83' 0")
Basement	33.0 sq m	(355 sq ft)
First Floor	158.8 sq m	(1,708 sq ft)
Second Floor	68.0 sq m	(732 sq ft)

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 24th June 2011 at a current rent of £29,000 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydsbank.com

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Monday 11th March by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 1 Midsomer Norton**.

Energy Performance Certificate

For EPC Rating please see website.