

Hemel Hempstead
198/200 Marlowes
Hertfordshire
HP1 1BH

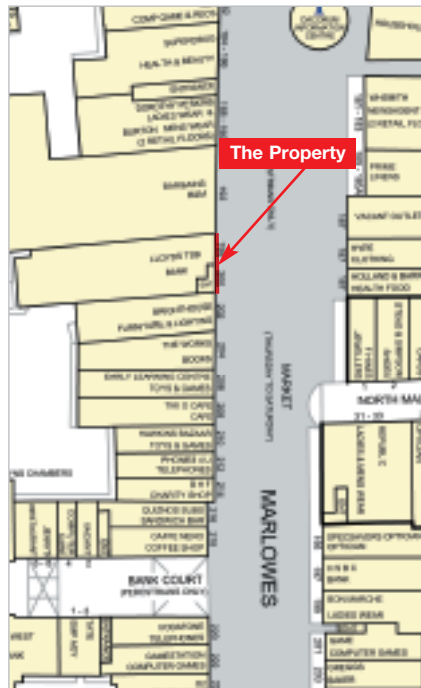
- Well Located Freehold Bank Investment with Vacant Upper Floors
- Busy pedestrianised location in town centre
- Opposite Marlowes Shopping Centre
- Majority of ground floor let to Lloyds TSB Bank plc on a lease expiring in 2017
- The upper floors provide a vacant former nightclub of approximately 670.70 sq m (7,220 sq ft)
- Bank Rent Review July 2012
- Current Rent Reserved
£120,000 pa
with Vacant Upper Parts

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers **allsop**

SIX WEEK COMPLETION AVAILABLE



LOT 76



Tenure
Freehold.

Location
Hemel Hempstead is a market town with a population of some 81,000 and is located 8 miles north of Watford and 20 miles to the north-west of Central London. The M1 motorway (Junction 8) is 1 mile to the south-east, whilst the M25 is approximately 8 miles to the south. The property is situated in a prominent position on Marlowes the main pedestrianised retail thoroughfare within the town centre and opposite Marlowes Shopping Centre. Occupiers close by include Holland & Barrett, W H Smith, Poundland, Dorothy Perkins, Superdrug and Boots.

Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with ancillary staff accommodation to the rear. The upper floors are self-contained and accessed via Marlowes. They are currently vacant and were previously used as a nightclub with ancillary accommodation above.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Viewings

To be held on Tuesday 1st February 2011 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 including your name, address, company name and telephone number to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 76 Hemel Hempstead**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review
198/200	Lloyds TSB Bank plc (1)	Gross Frontage (includes entrance to nightclub) Net Frontage Shop Depth Built Depth	25 years from 17.07.1992 Rent review every 5th year FR & I by way of service charge	£120,000 p.a.	Rent Review 2012
198/200	Vacant	Part Ground Floor entrance First Floor Nightclub Second Floor Ancillary Sub-Total	527.80 sq m (5,661 sq ft) (2) 142.90 sq m (1,538 sq ft) (2) 670.70 sq m (7,220 sq ft)		

(1) Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com
(2) Not inspected by Allsop. Details are from a Valuation Report provided by the Receivers. Floor areas stated are GIA.

Total £120,000 p.a.

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 T Williams Esq, Burges Salmon. Tel: 0117 902 7772 Fax: 0117 902 4400 e-mail: tristan.williams@burges-salmon.com



LOT 76