

Baldock

1 Whitehorse Street Hertfordshire SG7 6PY

- **Attractive Freehold Bank and Residential Ground Rent Investment**
- Bank let to Barclays Bank plc
- Bank lease expiry 2030 (1)
- Town centre position
- No VAT applicable
- Bank Rent Review 2020
- Total Current Rents Reserved
£17,500 pa



Tenure

Freehold.

Location

Baldock, with a population of 9,900, is located in North Hertfordshire, 5 miles north of Stevenage and 10 miles north-east of Luton. The town is served by Junctions 9 and 10 of the A1 Motorway that leads to Junction 23 of the M25 Motorway to the south.

The property is situated within a Conservation Area on the corner of Church Street and Whitehorse Street in the town centre. Occupiers close by include Costcutter, Lloyds Bank and a variety of local traders.

Description

This attractive period property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with WCs, two strong rooms and small stores in the basement. The upper floors are accessed from Church Street and provide two self-contained flats which were not inspected by Allsop.

VAT

VAT is not applicable to this lot.

Documents

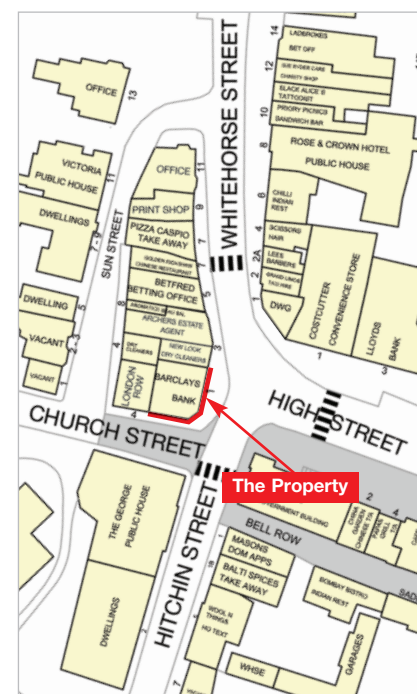
The legal pack will be available from the website www.allsop.co.uk.

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 7th October. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 166 Baldock**.



Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground	Barclays Bank plc (2)	Gross Frontage (includes Splay) 11.75 m Internal Width (Max) 10.90 m Shop and Built Depth 9.10 m Basement comprising: WCs 2 Strong Rooms 25.45 sq m (274.0 sq ft) Plant Room (No access) Small Store 1.20 sq m (12.9 sq ft)	20 years from 15th May 2010 (1) Rent review every 5th year FR & I subject to schedule of condition	£17,500 p.a.	Rent Review 2020
First	Individual	First Floor Flat	125 years from 24.06.2008 (3)	Peppercorn	Reversion 2133
Second	Individuals	Second Floor Flat	125 years from 24.06.2008 (3)	Peppercorn	Reversion 2133

(1) The lessee has an option to determine the lease in the fifteenth year.

(2) Website Address: www.barclays.co.uk. For the year ended 31st December 2014, Barclays Bank plc reported a nil turnover, a pre-tax profit of £2.309bn and a net worth of £55.576bn. (Source: riskdisk.com 27.07.2015)

(3) The Vendors have served notice on the Tenants under Section 5B of the Landlord & Tenant Act 1987 (as amended by the Housing Act 1996). The property cannot be sold prior to Auction.

Total £17,500 p.a.