

Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

Property Information

Freehold Bank Investment

- Entirely let to Lloyds Bank Plc
- Recently extended 5 year lease from 25/03/2023 (subject to option) (2)
- Lease extended at the same rent
- Includes car park at rear for up to 10 cars
- Future potential residential development opportunity (subject to lease and consents)
- Historic and prosperous market town
- VAT free Investment
- Nearby retailers include Waitrose, Sainsbury's, Prezzo, Domino's, Boots the Chemist, Superdrug and Clarks

Lot

5

Auction

30th March 2023

Rent

£45,000 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

On Behalf of Trustees

Location

Miles

11 miles north-east of Bournemouth, 18 miles west of Southampton

Roads

A31, A338, M27, M271

Air

Bournemouth Airport

Situation

Ringwood is a historic market town located 11 miles northeast of Bournemouth on the periphery of the New Forest National Park. The property is located in a central location on High Street, at its junction with Kings Arms Lane. Nearby retailers include Waitrose, Sainsbury's, Prezzo, Domino's, Boots the Chemist, Superdrug and Clarks.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a banking hall and ancillary accommodation arranged on the ground and first floors. The property also benefits from up to 10 car parking spaces to the rear.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First (10 car parking spaces)	Banking Hall Offices/Ancillary	197.42 185.81	(2,125) (2,000)	LLOYDS BANK PLC (t/a Lloyds Bank) (1)	5 years from 23/03/2023 (2) on a full repairing and insuring lease	£45,000 (3)
Total		383.23	(4,125)			

(1) For the year ending 31st December 2021, Lloyds Bank plc reported a turnover of £17,499,000,000, a pre-tax profit of £5,785,000,000 and a net worth of £36,064,000,000 (www.northrow.com).

(2) The lease is subject to a tenant only option to determine on 25/03/2026.

(3) The tenant will benefit from a three month rent free period from the commencement of the extended lease on 25/03/2023. The vendor will pay to the buyer the rent that would have been due from completion of the sale to 25/06/2023.

Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



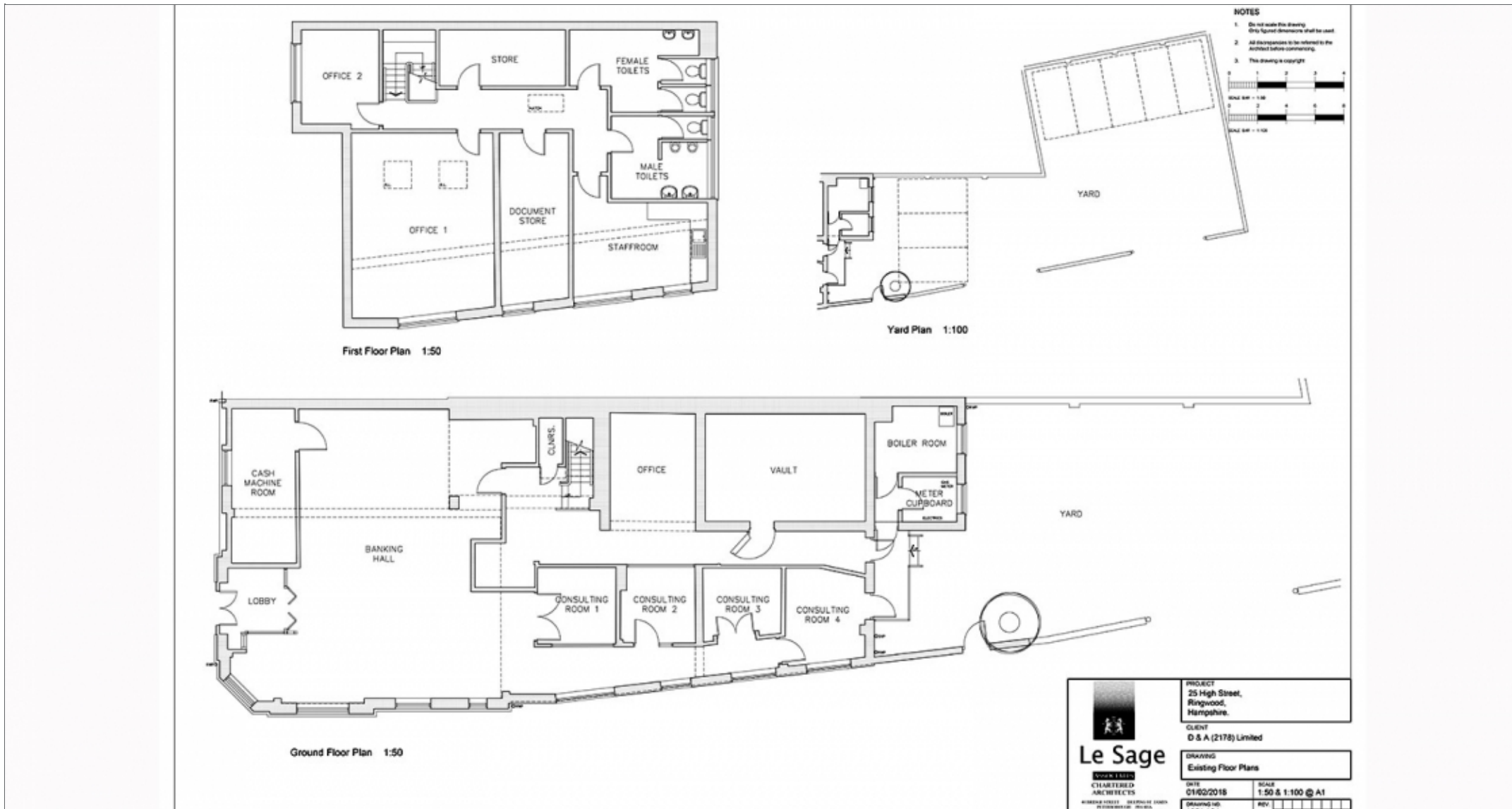
Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Lot 5, Lloyds Bank, 25 High Street, Ringwood, Hampshire BH24 1BD

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Druces LLP

Salisbury House, London Wall

London

EC2M 5PS

Karen Chapman

020 7638 9271

k.chapman@druces.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020