

**Lot 35, 188/190 Station Street, Burton-upon-Trent,
Staffordshire DE14 1BJ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



High Yielding Freehold Bank Investment

www.acutus.co.uk

Lot 35, 188/190 Station Street, Burton-upon-Trent, Staffordshire DE14 1BJ

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Property Information

High Yielding Freehold Bank Investment

- Let to TSB Bank Plc
- 10-year lease from November 2022 (subject to option)
- Approximately 6,086 sq ft
- Pedestrianised town centre location, close to Coopers Square Shopping Centre
- Nearby retailers include Marks & Spencer, Boots the Chemist, Superdrug, Costa, River Island, Primark, WHSmith, McDonald's and a JD Wetherspoon

Lot

35

Auction

9th July 2024

Rent

£42,750 per Annum Exclusive

Status

Available

Sector

Bank

Auction Venue

Live Streamed Auction

Location

Miles

22 miles south-west of Nottingham, 25 miles north-east of Birmingham, 25 miles north-west of Leicester

Roads

A38, A511, A5121, A5189

Rail

Burton-on-Trent Railway Station

Air

Birmingham Airport/East Midlands Airport

Situation

The property is prominently situated on the north side of the pedestrianised Station Street, in the heart of the town centre, close to Coopers Square Shopping Centre. To the rear of the property is a public town centre car park. Nearby retailers include Marks & Spencer, Boots the Chemist, Superdrug, Costa, River Island, Primark, WHSmith, McDonald's and a JD Wetherspoon.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a substantial bank arranged on the ground, basement, first and second floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Banking Hall	352.57	(3,795)	TSB BANK PLC (2)	10 years from 01/11/2022 (3) on a full repairing and insuring lease	£42,750	01/11/2027
Basement	Ancillary	123.99	(1,344)				
First	Ancillary	88.00	(947)				
Second	Ancillary	-	(-)				
Total		564.56	(6,086)			£42,750	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) For the year ending 31/12/2023, TSB Bank Plc reported a turnover of £2,098,000,000, a pre-tax profit of £235,500,000 and a net worth of £1,868,500,000 (www.northrow.com)

(3) The lease is subject to a tenant option to determine on 31/10/2027.

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2024