For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

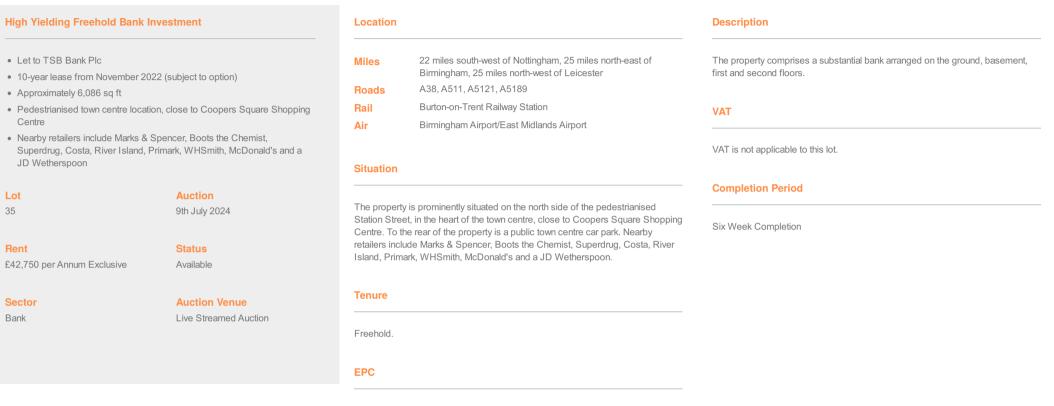




High Yielding Freehold Bank Investment

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#### **Property Information**



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

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#### acuitus Real Estate Aucidoneering & Investment

#### **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 Basement First Second	Banking Hall Ancillary Ancillary Ancillary	352.57 123.99 88.00	(3,795) (1,344) (947) (-)	TSB BANK PLC (2)	10 years from 01/11/2022 (3) on a full repairing and insuring lease	£42,750	01/11/2027
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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#### Contacts

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