

Lot 17, Barclays Bank, 69-71 High Street, Staines-upon-Thames,

Surrey TW18 4QY

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Bank Investment

- Let to Barclays Bank UK PLC on a recently renewed 10 year lease until May 2035 (subject to break option in 2030)
- Rebased rent of £140,000 (previously £213,500 pa on a lease dating from 2007)
- Substantial bank building of approx. 556.15 sq m (5,984 sq ft)
- Prominent High Street location adjacent to Elmsleigh Shopping Centre and opposite Two Rivers Shopping Centre
- Nearby occupiers include Waterstones, Pret a Manger, H&M, M&S, McDonald's, Nandos and Five Guys
- VAT Free investment

Lot
17

Auction
15th May 2025

Rent
£140,000 per Annum Exclusive

Status
Available

Sector
Bank

Auction Venue
Live Streamed Auction

On Behalf of Trustees

Location

Miles 5 miles south east of Windsor, 17 miles south west of Central London, 20 miles east of Reading

Roads M25, M3, M4, A30

Rail Staines Railway Station

Air London Heathrow Airport

Situation

Staines-upon-Thames is a popular and affluent Surrey commuter town located 5 miles south east of Windsor and 17 miles south west of Central London, benefitting from excellent road communication links via the M25, M3 and M4 as well as being two miles south of Heathrow Airport.

The property is situated on the south side of the pedestrianised High Street, adjacent to the Elmsleigh Shopping Centre and opposite the Two Rivers Shopping Centre, in the busy heart of Staines town centre. Nearby occupiers include Waterstones, Pret a Manger, H&M, M&S, McDonald's, Nandos, Five Guys as well as Lloyds, Santander, Halifax and Nationwide.

Tenure

Freehold.

Description

The property comprises a substantial bank building arranged over ground, basement, first and second floors.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Banking Hall	289.15	(3,112)	BARCLAYS BANK UK PLC (1)	10 years from 11/05/2025 (2)	£140,000	11/05/2030
Basement	Ancillary	81.10	(872)				
First	Office	120.60	(1,298)				
Second	Ancillary	65.30	(702)				
Total		556.15	(5,984) (3)			£140,000	

(1) For the year ending 31/12/2023 Barclays Bank UK PLC reported a Turnover of £39,123,000,000, a Pre-Tax Profit of £4,223,000,000 and a Net Worth of £59,420,000,000 (NorthRow 04/04/2025).

(2) The lease provides for a tenant option to determine on 11/05/2030 upon serving 6 months written notice and is subject to a Schedule of Condition.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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