

# 101/103 Victoria Road, Aldershot Hampshire GU11 1HW

lot 25

## Freehold Bank Investment

- Let entirely to Barclays Bank plc until 2026 (subject to option)
- Popular London commuter town
- Town centre location

Rent  
**£39,500**  
per annum  
exclusive



## Location

Miles: 33 miles south-west of London  
9 miles west of Guildford

Roads: M3, M25, M4, A31, A3

Rail: Aldershot Rail

Air: London Heathrow, London Gatwick, Farnborough

## Situation

Aldershot is a popular London commuter town with strong communication links via M3 and M25 and benefits from its substantial military base. The property is situated on the south side of Victoria Road, close to The Arcade Shopping Centre and The Wellington Shopping Centre with tenants including Nationwide, W H Smith, Superdrug and Argos. Nearby occupiers include Motorworld, Coral, Domino's Pizza and The Co-Operative.

## Description

The property comprises banking hall accommodation on the ground floor, office accommodation on the first floor and ancillary accommodation on the second floor. The property benefits from rear access via Birchett Road. The tenant also occupies part of the adjoining property and has created internal access between the two properties.

## Tenure

Freehold.

## VAT

VAT is not applicable to the lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	160.5 sq m (1,727 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 14/06/2006 until 2026 (2) (3)	£39,500	2016 & 5 yearly
First	Office/Ancillary	163.0 sq m (1,754 sq ft)				
Second	Office/Ancillary	36.5 sq m (393 sq ft)				
<b>Totals</b>		<b>360.0 sq m (3,874 sq ft)</b>			<b>£39,500</b>	

(1) For the year ending 31st December 2010, Barclays Bank plc reported a pre-tax profit of £6,079,000,000 and a total net worth of £53,944,000,000 (Source: www.riskdisk.com 18/01/2012).

(2) The lease provides for a tenant option to determine the lease on the 15th anniversary of the term.

(3) The lease is full repairing and insuring subject to a schedule of condition.

## For further details please contact:

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## Solicitors:

### Vyman Solicitors

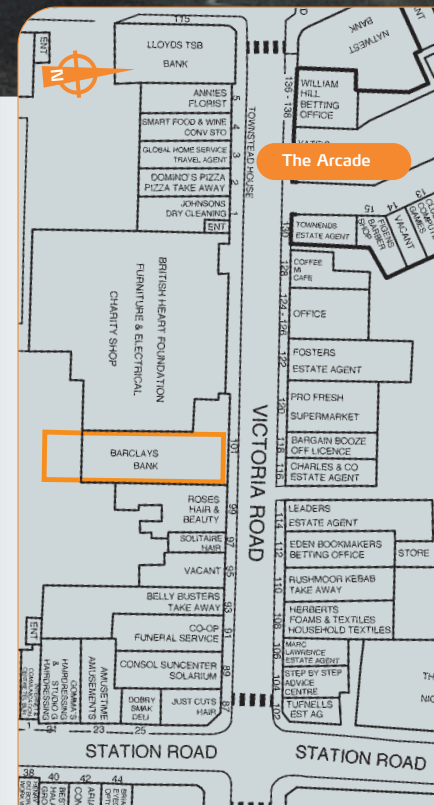
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