

lot 15

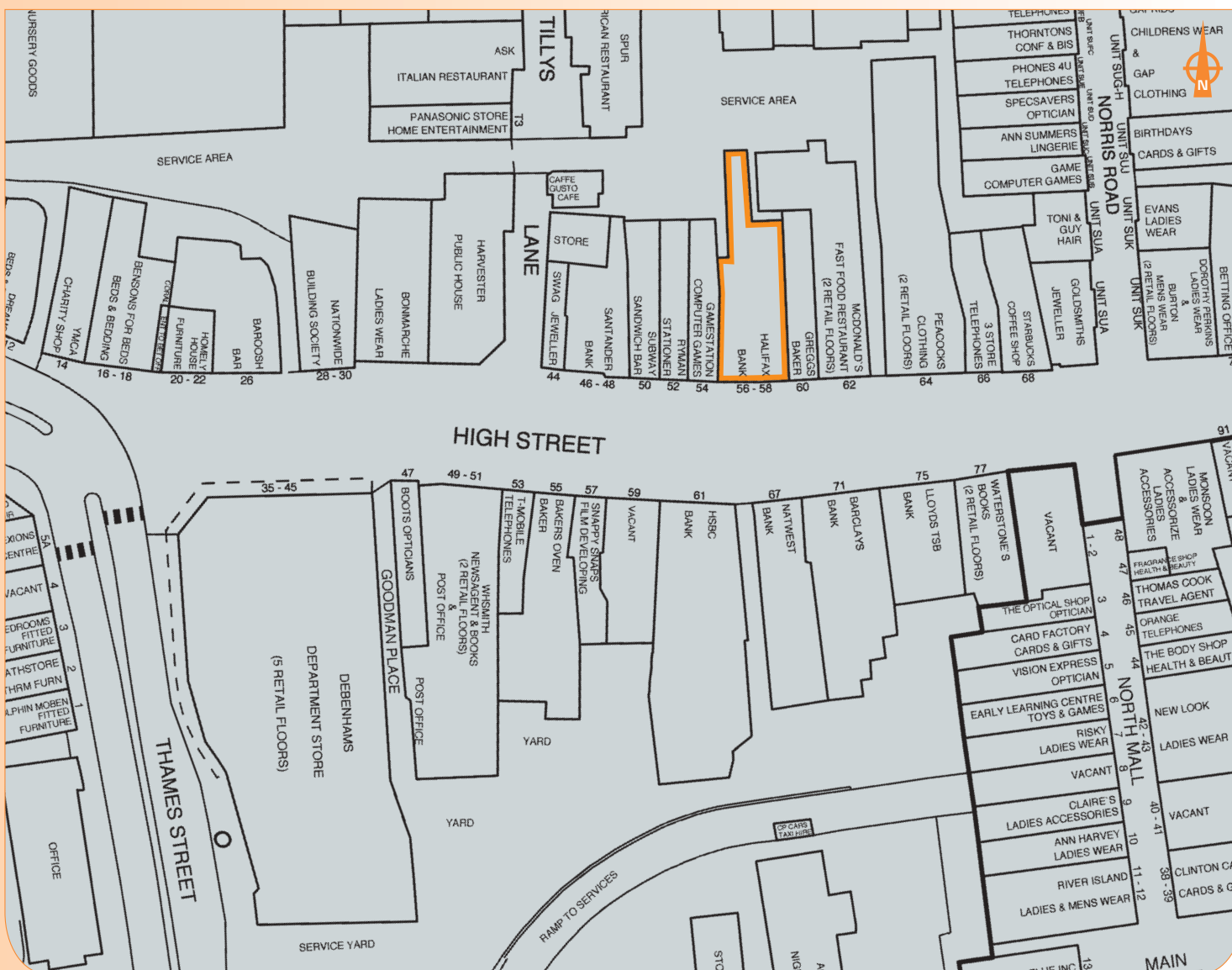
56-58 High Street Staines, Greater London TW18 4DY

Rent
£150,000
per annum
exclusive

Freehold Bank Investment

- Entirely let to Bank of Scotland until November 2022
- Prime pedestrianised town centre
- 50 metres from the Elmsleigh Shopping Centre
- Neighbouring occupiers include McDonald's, Greggs, Barclays Bank, HSBC and Debenhams
- Six Week Completion Period Available





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£150,000
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Location

Miles: 19 miles west of Central London
6 miles south-east of Windsor
21 north-east of Guildford
Roads: M25, M3, M4, A30
Rail: Staines Rail
Air: London Heathrow Airport

Situation

The property is situated in a busy pedestrianised in a prime position on the north side of the pedestrianised High Street, close to the main entrance to the busy Elmsleigh Shopping Centre. Neighbouring occupiers include HSBC Bank, Barclays Bank, Santander, McDonald’s and Debenhams

Description

The property comprises a ground hall banking accommodation on the ground floor, offices and ancillary on part of the first floor and part of the second floor. The other part of first and second floors comprise a three room residential maisonette.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	310.28 sq m (3,340 sq ft)	BANK OF SCOTLAND PLC (t/a Halifax Bank)	15 years from 2007 until November 2022 on a full repairing and insuring lease	£150,000	2012 and 5 yearly
Part First	Offices/Ancillary	92.90 sq m (1,000 sq ft)				
Part Second	Ancillary	36.70 sq m (395 sq ft)				
Part First and Second	Maisonette	3 Room Maisonette				
Total Commercial Floor Area		439.88 sq m (4,735 sq ft)			£150,000	

(i) Bank of Scotland plc are part of Lloyds Banking Group which was renamed from Lloyds TSB Group plc following their acquisition of HBOS plc in 2009. Lloyds Banking Group serves some 30 million people. For the year ending 31st December 2011 Bank of Scotland plc reported pre-tax profits of negative £3,871,000,000 and a net worth of £19,609,000,000. (Source: Riskdisk 30/01/2012)

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