

lot 22

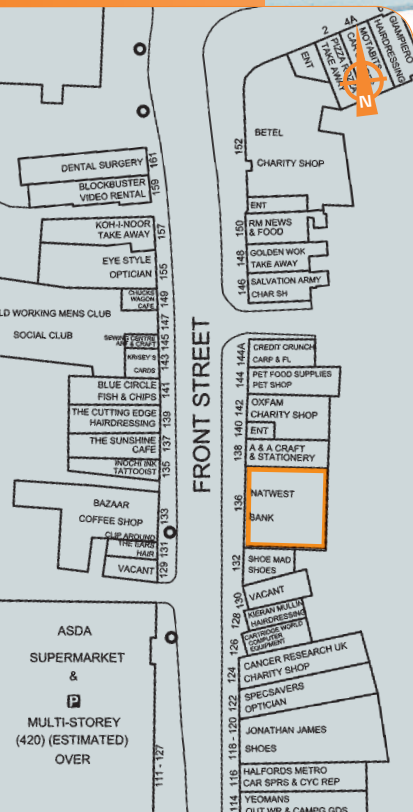
134-136 Front Street
Arnold, Nottinghamshire NG5 7EG

Rent
£59,000
per annum
exclusive

Freehold Bank Investment

- Let to NatWest Bank plc until 2023
- Prominent town centre location

- Neighbouring occupiers include Specsavers, ASDA, Halfords, HSBC and Thomson
- Six Week Completion



Location

Miles: Nottingham 5 miles
Sheffield 37 miles
Birmingham 56 miles
Roads: A52, M1 (Junction 26)
Rail: Bulwell Rail Station 4 miles
Air: East Midlands International Airport 20 miles

Situation

The property is situated on the east side of Front Street, at the centre of a 1960's parade of retail properties on Arnold's main retailing thoroughfare. The Asda supermarket lies almost opposite the property and other nearby occupiers include Specsavers, Halfords, HSBC and Oxfam.

Description

The property comprises a ground floor banking hall and offices with ancillary and office accommodation to the first floor, part of which has been let as a self-contained office on a 999 year lease. The property benefits from loading and car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Bank	240.34 sq m (2,587 sq ft)	NATWEST	15 years from 04/02/2008	£59,000	04/02/2018
First	Office and Ancillary	154.69 sq m (1,665 sq ft)	BANK PLC (1)	until 03/02/2023		
First	Self-Contained Office	Not Measured		999 year lease		
Totals		395.03 sq m (4,252 sq ft)			£59,000	

(1) NatWest Bank plc is the largest retail and commercial bank in the United Kingdom and has been part of The Royal Bank of Scotland Group (RBS) since 2000. (RBS) is ranked among the top 10 largest banks in the world by assets and NatWest has a network of 1,600 branches and 3,400 cash machines across Great Britain. It has more than 7.5 million personal customers and 850,000 small business accounts. (Source: www.natwest.com 17/01/2014) For the year ending 31/12/12, NatWest Bank plc reported a total net worth of £19,701,000,000. (Source: www.riskdisk.com 17/01/2014)

For further details please contact:

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Freemans.
35 Duke Street, London W1U 1LH.
Tel: +44 (0)207 935 3522.
Email: hf@freemanssolicitors.net
Ref: Howard Freeman.