

Lloyds Bank, 2 High Street Great Bookham, Leatherhead, Surrey KT23 4AF

lot 1

Freehold Bank Investment

- Entirely let to Lloyds Bank plc on a renewed 10 year lease until 2022 (subject to option)
- Attractive building in prominent corner position
- Includes an additional sublet retail unit and two bedroom flat
- Nearby occupiers include Boots the Chemist, The Co-operative Food and William Hill

Rent
£29,500
per annum
exclusive



Location

Miles: 2 1/2 miles south-west of Leatherhead
9 1/2 miles north-east of Guildford
20 miles south-west of Central London

Roads: A246, A24, M25 (Junction 9)

Rail: Bookham Railway Station (approx 52 mins direct to London Waterloo)

Air: London Heathrow Airport, London Gatwick Airport

Situation

Great Bookham is located in the affluent commuter belt of Surrey some 20 miles south-west of Central London. The property is situated in a prominent corner position on the west side of the High Street, the principal retailing thoroughfare, at its junction with Lower Road and Church Road. Neighbouring occupiers include Boots the Chemist, The Co-operative Food and William Hill.

Description

The property, an attractive corner building, comprises a ground floor banking hall with ancillary accommodation on the first and second floors. In addition there is also a separate retail unit and two bedroom residential flat on the first floor which has been sublet.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will only be **one viewing date**. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Telephone: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	118.87 sq m (1,280 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2012 until 2022 on a full repairing and insuring lease (2)	£29,500	24/06/2017
Ground	Retail	27.34 sq m (294 sq ft)				
First	Ancillary	61.46 sq m (662 sq ft)				
First	2 x Bedroom Flat	51.87 sq m (558 sq ft)				
Second	Ancillary	45.46 sq m (489 sq ft)				

Totals 305.00 sq m (3,283 sq ft) £29,500

(1) For the year ending 31/12/2013, Lloyds Bank plc reported pre-tax profits of £894,000,000 and a total net worth of £34,109,000,000. (Source: www.riskdisk.com 24/04/2014)

(2) The lease provides for a tenant option to determine the lease on 24th June 2017.

For further details please contact:

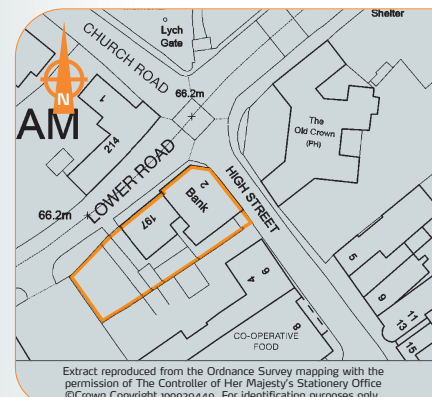
John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Engleharts Solicitors
Vallance Hall, Hove Street,
Hove, East Sussex, BN3 2DE.
Tel: +44 (0)1273 204 411.
Email: michael@engleharts.co.uk
Ref: Michael Williams.



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