

34/35 Market Hill Sudbury, Suffolk CO10 2EP

lot 18

Freehold Bank Investment

- Attractive Grade II Listed building
- Entirely let to Barclays Bank plc
- Located in affluent market town
- Nearby occupiers include HSBC, Pizza Express, NatWest, Dorothy Perkins and Specsavers

Rent
£71,000
per annum
exclusive



Location

Miles: 13 miles north-west of Colchester
16 miles south of Bury St Edmunds
22 miles west of Ipswich

Roads: A131, A134

Rail: Sudbury Rail

Air: London Stansted

Situation

The property is situated on the southern side of Market Hill, within Sudbury town centre. Nearby occupiers include HSBC, Pizza Express, NatWest, Dorothy Perkins and Specsavers.

Description

The property comprises a ground floor banking hall with basement storage accommodation and offices on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	287.25 sq m (3,092 sq ft)	BARCLAYS BANK PLC (1)	25 years from 28/12/1989 on a full repairing and insuring lease	£71,000	27/12/2014 (2)
Basement	Storage	86.40 sq m (930 sq ft)				
First	Office	178.74 sq m (1,924 sq ft)				
Second	Office	107.64 sq m (1,010 sq ft)				
Totals		660.03 sq m (6,956 sq ft)			£71,000	

(1) For the year ending 31st December 2012, Barclays Bank plc reported pre-tax profits of £99,000,000 and a total net worth of £52,063,000,000. (Source: www.riskdisk.com 17/04/2014).

(2) Barclays Bank plc have previously indicated that they wish to renew their lease at the end of the term and carried out a refurbishment programme (including structural works) in 2010.

For further details please contact:

Gwen Thomas

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acuitus.co.uk

Sandy Hamilton

Tel: +44 (0)20 7034 4861.

Email: sandy.hamilton@acuitus.co.uk

www.acuitus.co.uk

Associate Auctioneers:



Solicitors:

Veale Wasbrough Vizards LLP

Bernards Inn, 86 Fetter Lane, London EC4 1AD.

Tel: +44 (0)20 7665 0872.

Email: pvickers@vww.co.uk

Ref: Philip Vickers.



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