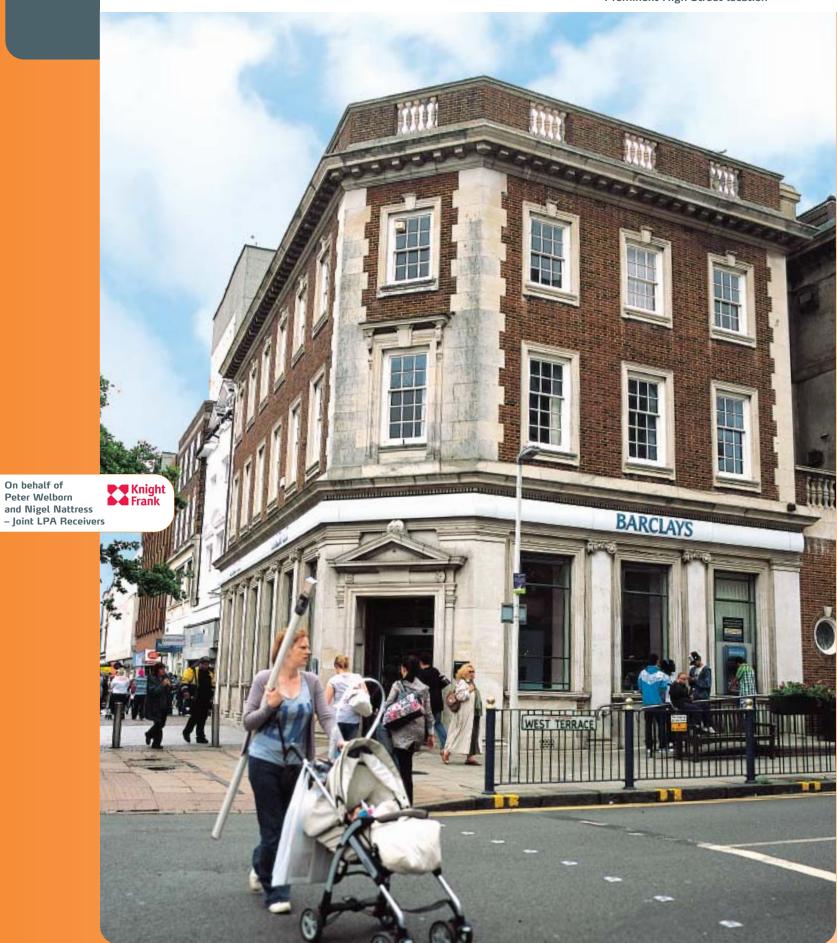
lot 36

67 Sandgate Road, Folkestone Kent CT20 1RY

Rent **£70,500** per annum exclusive

Freehold Bank Investment

- Let to Barclays Bank plc on a new 20 year lease until 2026 (subject to option)
- Nearby occupiers include Debenhams Department Store, W H Smith and Lloyds TSB Bank
- Prominent High Street location





lot 36

per annum exclusive

Estimated District Population: 56,000 Miles: 11 miles west of Dover

16 miles east of Canterbury

58 miles south-east of Central London Roads: M20

Folkestone International Rail:

Gatwick

The property is prominently situated on the south side of Sandgate Road, the prime pedestrianised retail thoroughfare in the town. Nearby occupiers include Debenhams Department Store, W H Smith, Superdrug Health & Beauty and Lloyds TSB Bank.

The property comprises a GROUND FLOOR BANKING HALL with OFFICE AND ANCILLARY ACCOMMODATION on the first and second floors and a substantial basement with ANCILLARY ACCOMMODATION.

Freehold.

VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement Ground First Second	Store Banking Hall Office Office	70.88 sq m 122.45 sq m 121.70 sq m 90.58 sq m	(763 sq ft) (1,318 sq ft) (1,310 sq ft) (975 sq ft)		20 years from 02/08/2006 until 2026 (2)(3)	£70,500	29/09/2012 and 5 yearly
Totals		405.61 sq m	(4,366 sq ft)			£70,500	

- (i) For the year ending 31st December 2009, Barclays Bank plc reported a turnover of £31,182,000,000, pre-tax profits of £4,559,000,000 and a net worth of £47,130,000,000. (Source: riskdisk.com 10/06/2010)
 (2) The lease provides for a tenant's option to determine the lease on the 15th anniversary of the term.
 (3) The lease is subject to a schedule of condition.

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Harry Woolley

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There will be only **one viewing date**, interested parties must register their details with the Auctioneers and provide identification on site. Please contact Harry Woolley. Tel: +44 (o)2o 7o34 4858. Email: harry.woolley@acuitus.co.uk

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