LOT 23

# 1–2 Market Place, Reading, Berkshire RG1 2EG



VENDOR'S SOLICITORS Male and Wagland – Tel: 01707 657 171 Ref: R. Male Esq – Email: rcm@mwlaw.co.uk

SCHOOL UNIFORMS

George Eckert – Tel: 020 8883 3232 Ref: Ms Anna Eckert – Email: anna@eckert.co.uk



#### SITUATION

Located opposite this attractive triangular shaped retail pitch, just a few hundred yards away from Broad Street which hosts a variety of major national retailers including **John Lewis, BHS, Marks & Spencer** and the **Oracle Shopping Centre**.

Reading is located some 40 miles west of Central London and is the major commercial and administrative centre for the prosperous Thames Valley with easy access to the M4 (Junctions 10 & 11).

#### PROPERTY

A substantial and attractive Grade II Listed building comprising a Large Ground Floor Bank with rear Strong Room together with Basement Strong Room/Stores and Offices on the First, Second and Third Floors.

A refurbishment programme of the Upper Parts was completed in March 2014 in order for this part of the building to be occupied by other Lloyds Banking Group staff.

In addition, the building includes 2 passenger lifts and there is a **Side Passageway** where up to 6 cars can be parked, subject to the adjoining owner's rights of way.

## ACCOMMODATION

#### Ground Floor Banking Hall

Total GIA	Approx	15,370 sq ft
Third Floor Offices GIA	Approx	975 sq ft
Second Floor Offices GIA	Approx	4,550 sq ft
First Floor Offices GIA	Approx	4,555 sq ft
Ground Floor GIA	Approx	5,290 sq ft
Built Depth	126'9"	
Internal Width	42′6″	
Gross Frontage	55'4"	

plus Basement\*

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT** 



#### VAT is NOT payable in respect of this Lot

#### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc** for a term of 10 years from 25th December 2012 (**Renewal of a previous lease - believed to have been in occupation since the 1920's**) at a current rent of **£125,000 per annum** exclusive.

#### **Rent Review and Tenant's Break December 2017**

## **TENANT PROFILE**

View: www.lloydsbank.com

\*The Basement has not been measured by Barnett Ross. The Vendor's measured Net Internal Area of the Basement at the last lease renewal was calculated at 899 sq ft.

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts