

6 WEEK COMPLETION



**SITUATION**

Occupying a prominent position in the town centre, amongst such multiple retailers as **Wilko, Betfred, Dominos, Boots, Nationwide, Costa Coffee, Lloyds Bank** and the **Ferndown Shopping Centre**.

Ferndown is situated approx. 6 miles north of Bournemouth and approx. 7 miles north-east of Poole having good transport links via the A31 which links to the M27 near Southampton as well as being just 3 ½ miles north-west of Bournemouth Airport.

**PROPERTY**

A substantial end of terrace building comprising:

- **A Large Ground Floor Banking Hall (with both front and rear customer entrances) and Basement** with internal access to **Staff Room/Ancillary Area** at the rear of the first floor, all served by a goods lift.
- Separate front access to **Self-Contained Offices** at the front of the first floor and on part of the second floor (**see Note 1**).
- Separate rear access to a **Self-Contained Flat** on part second floor (**see Note 2**).
- Parking at the rear for **13 Cars** (including 3 spaces on a triangular section of land off Library Road).



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£62,300 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Edwards Duthie Solicitors – Tel: 020 8514 9000  
Ref: Ms Linda Huggett – Email: linda.huggett@edwardsduthie.com

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

Rear view of Property



## ACCOMMODATION

### Ground Floor Banking Hall

|                    |             |
|--------------------|-------------|
| Gross Frontage     | 52'10"      |
| Internal Width     | 42'2"       |
| widening to        | 50'3"       |
| Bank & Built Depth | 60'9"       |
| Area Approx.       | 2,645 sq ft |

### Basement

|                     |              |                        |
|---------------------|--------------|------------------------|
| Strong Room & Store | Area Approx. | 792 sq ft <sup>1</sup> |
|---------------------|--------------|------------------------|

### First Floor Rear

|                        |              |                        |
|------------------------|--------------|------------------------|
| Staff Room<br>Plus WCs | Area Approx. | 359 sq ft <sup>1</sup> |
|------------------------|--------------|------------------------|

### First Floor Front

|         |              |                          |
|---------|--------------|--------------------------|
| Offices | Area Approx. | 1,791 sq ft <sup>1</sup> |
|---------|--------------|--------------------------|

### Second Floor

|                     |              |                        |
|---------------------|--------------|------------------------|
| Offices<br>Plus WCs | Area Approx. | 725 sq ft <sup>1</sup> |
|---------------------|--------------|------------------------|

### Second Floor Flat

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 2 Bedrooms, Living Room,<br>Kitchen, Bathroom/WC | GIA Approx. | 940 sq ft |
|--------------------------------------------------|-------------|-----------|

**Total** **Area Approx. 7,252 sq ft**

<sup>1</sup> Areas agreed at 2015 lease renewal



## TENANCY

The entire property is let on a full repairing and insuring lease to **Barclays Bank Plc (T/O for Y/E 31/12/15 £32.4bn, Pre-Tax Profit £2.841bn and Shareholders' Funds £64.105bn)** for a term from 11th June 2015 to 24th December 2020 **(renewal of previous lease – in occupation for over 25 years)** at a current rent of **£62,300 per annum** exclusive.

**Note 1: The offices on part first and second floors are sublet to Asset Services Ltd (as a call centre) for a term expiring 2020 (outside s.24–28 of L & T Act 1954) at £19,500 p.a. subject to a Tenant's Break in June 2018.**

**Note 2: The second floor flat is not occupied and is in need of full modernisation.**