

REFERENCE: 8023 – Barclays Bank Plc, Biggleswade



Freehold Bank Investment Let to Barclays Bank Plc – Biggleswade

ADDRESS: 45, High Street, Biggleswade, Bedfordshire, SG18 0JF

- Freehold Bank Investment
- Majority Let to Barclays Bank Plc on new 20 year lease until 2028.
- Prominent Town centre location.
- Nearby Occupiers Include Lloyds TSB, New Look, Boots the Chemist, HSBC and ASDA on Church Street.

LOCATION

The historic town of Biggleswade is located some 40 miles north of Central London and approximately 30 miles south west of Cambridge. The town benefits from excellent communications being approximately half a miles from the A1 trunk road and 34 miles to the M25 (Junction 23). The town is served by the East Coast Main Line which ahs frequent trains to London Kings Cross (40 minutes) and Peterborough (40 minutes).

SITUATION

The property is situated in a prominent town centre location on the north side of Market Square. Nearby occupiers include Lloyds TSB, New Look, Boots the Chemist, HSBC and ASDA on Church Street.

DESCRIPTION

The property comprises a ground floor banking hall with office accommodation on part of the first floor. In addition, there is self contained office accommodation on part first and second floors. The property benefits form car parking to the rear of the property.

ACCOMMODATION

Ground Floor (Banking Hall) – 2,375 Sq. Ft., First Floor (Office / Ancillary) – 1,206 Sq. Ft., First / Second Floor (Office) – 1,488 Sq. Ft., Total Commercial Floor Area – 5,069 Sq. Ft.

TENANCY

Ground Floor and part first floor are let to Barclays Bank Plc for a term of 20 year from 15 January 2008, FRI at a current rent of £24,000 p.a. subject to schedule of condition. The tenant has an option to determine lease at the end of the 15th year of the term. The next review is on 29 September 2014 and five yearly thereafter.

Part First / Second floors are let to Barclays Bank Plc for a term of 125 years from 2008 at a peppercorn rent.

RENT: £24,000 p.a. **TENURE:** Freehold **VAT IS:** Not Applicable.

PRICE: Offers in excess of £ 400, 000 – 5.73% Net

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