

REFERENCE: 6068 – Barclays, Bridport



## Freehold Retail Investment Let to Barclays Bank Plc. - Bridport

**ADDRESS:** 28, East Street, Bridport, Dorset, DT6 3JX

- Freehold Bank Investment.
- Let to Barclays Bank plc on a new 20 year lease until 2027.( Subject to Option)
- Nearby Occupiers includes NatWest Bank, HSBC Bank and Clinton Cards.
- Prominent Town Centre Location.
- SPV Available.

### LOCATION

Bridport is an attractive and prosperous Dorset market town located adjacent to the A35, some 14 miles west of Dorchester and 18 miles south of Yeovil.

### SITUATION

The property is situated in the town centre on the south side of East Street. Nearby occupiers include NatWest Bank, HSBC Bank and Clinton Cards.

### DESCRIPTION

The property comprises a ground floor banking hall with office/ ancillary space on the first floor. The property also benefits from ancillary storage in the basement.

### ACCOMMODATION

Basement: 361 Sq. Ft., Ground Floor: 1,869 Sq. Ft., First Floor: 835 Sq. Ft., Total: 3,065 Sq. Ft.

### TENANCY

The entire property is let to Barclays Bank Plc for a term of 20 years from 7 December 2006 on a full repairing and insuring lease subject to a Schedule of Condition. The tenant has an option to determine the lease at the end of the 15<sup>th</sup> year of the term. Rent reviews are on 24 June 2013 and five yearly thereafter.

**RENT:** £25,000 p.a.

**TENURE:** Freehold **VAT IS:** Not Applicable

**PRICE:** Offers in excess of £485,000 – Net 5.2%

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