

**REFERENCE:** 6066 – Barclays, Haverhill



### **Freehold Retail Investment Let to Barclays Bank Plc. - Haverhill**

**ADDRESS:** 39/39A, High Street, Suffolk, CB9 8AE

- Attractive Freehold Bank Investment
- Let to Barclays Bank Plc.
- Lease expires 2026. The tenant has an option to determine the lease at the end of the 10<sup>th</sup> and 15<sup>th</sup> year.
- Prime town centre location, opposite Superdrug
- SPV Available.

#### **LOCATION**

The growing market town of Haverhill, with a population of some 19,000, lies some 16 miles south – east of Cambridge and 19 miles south – west of Bury St. Edmunds. Junction 9 of the M11 is approximately 12 miles to the west accessed via the A 1017 and A11.

#### **SITUATION**

The property is well situated in the town centre on the High Street, being opposite Superdrug, Clinton Cards adjacent to Burtons and Dollond & Aitchison. In addition there is a public car park to the rear of the property. Other occupiers close by include Lloyds TSB, Bakers Oven, HSBC, Dorothy Perkins and NatWest.

#### **DESCRIPTION**

The property is arranged on basement, ground and two upper floors to provide a large ground floor banking hall with basement storage and ancillary accommodation at first and second floor level. The property benefits from secure parking to the rear.

#### **ACCOMMODATION**

Ground floor: 4,097 Sq. Ft., First Floor: 199 Sq. Ft., Second Floor: 609 Sq. Ft., Basement: 337 Sq. Ft., Total: 5,242 Sq. Ft.

#### **TENANCY**

The entire property is at present let to Barclays Bank Plc for a term of 20 years from 15 May 2006 at a current rent of £53,500 p.a., exclusive of rates. The lease provides for a rent review on 31 December 2012 and every fifth years thereafter and contains full repairing and insuring covenants, subject to a schedule of condition. The tenant has an option to determine the lease at the end of the 10<sup>th</sup> and 15<sup>th</sup> years.

**RENT:** £53,500 p.a.

**TENURE:** Freehold

**VAT IS:** Not Applicable

**PRICE:** Offers in excess of £1,035, 000 – Net 5.2%

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