

REFERENCE: 7085 – HSBC Bank Plc, Newcastle Under Lyme



Freehold Bank Investment Let to HSBC Bank Plc – Newcastle Under Lyme

ADDRESS: 64 High Street, Newcastle-Under-Lyme, Staffordshire ST5 1QN

- Prime Freehold Bank Investment.
- Car Parking to the rear of the property for about 7 vehicles.
- Let to HSBC Bank Plc until 2021 (Tenant's Option to break in 2016)

LOCATION

Estimated District Population: 122,000
Miles: 2 miles west of Stoke-on-Trent
16 miles north-west of Stafford

Roads: A34, A500, M6
Rail: London Euston via Stoke-on-Trent
Air: Manchester

SITUATION

Prime position on the pedestrianised High Street, adjacent to both Clinton Cards and Boots the Chemist.
Nearby: McDonald's, W H Smith, Dorothy Perkins, The Link, Laura Ashley, Millets, Superdrug,
The Edinburgh Woollen Mill and Abbey, Lloyds TSB and NatWest banks. There is a multi-storey car park behind the property.

DESCRIPTION

BANK arranged on the ground, basement, first and second floors. There is car parking to the rear for about 7 vehicles.

ACCOMMODATION

Built Frontage: 35'0", Built Depth: 110'0", Ground Floor: Banking Hall - 1,370 Sq. Ft., Offices – 715 Sq. Ft., Strong Room – 230 Sq. Ft., Basement: Storage – 815 Sq. Ft., First Floor: Offices – 1,060 Sq. Ft., Second Floor: Storage /Ancillary – 1,045 Sq. Ft., Total Commercial Area: 5,235 Sq. Ft.

TENANCY

The property is let to HSBC Bank Plc for 15 years from 31 July 2006, FRI at a current rent of £70,000 p.a. with 5 yearly rent reviews. The lease incorporates a tenant's option to break at the end of the year 10 and an option for HSBC to take new lease for a further term of 15 years on the same terms with a rent review on the second day of the term.

RENT: £70,000 p.a.

TENURE: Freehold

VAT IS: Not Applicable.

PRICE: Offers in excess of £ 1,250,000 – 5.3% Net

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