

**REFERENCE:** 7084- HSBC Bank Plc, Wellingborough



## Freehold Bank Investment Let to HSBC Bank Plc - Wellingborough

**ADDRESS:** 47 Market Street, Wellingborough, Northamptonshire NN8 1AE

- Prominent Freehold Bank Investment.
- UK Based SPV Available.
- Let to HSBC Bank Plc until 2022. (Tenant's Option to break in 2017)

### LOCATION

Estimated Resident Population: 72,000  
Miles: 8 miles south of Kettering  
12 miles north-east of Northampton  
31 miles south-west of Peterborough

Roads: A509, A510, M1  
Rail: London St Pancras  
Air: Birmingham

### SITUATION

The property occupies a prominent trading position on the east side of the pedestrianised Market Street, the town's principal trading thoroughfare and is adjacent to Swansgate Shopping Centre. Nearby: McDonald's, Johnsons Dry Cleaners, Going Places, Phones 4U and branches of Lloyds TSB, NatWest and Halifax banks.

### DESCRIPTION

BANK arranged on the ground, basement, first, second and third floors.

### ACCOMMODATION

Ground Floor: (Banking Hall/Ancillary) 2,915 Sq. Ft., Basement: (Storage/Strong Room) 1,905 Sq. Ft., First Floor: (Offices / Ancillary) 1,455 Sq. Ft., Second Floor: (Ancillary) 550 Sq. Ft., Third Floor: (Ancillary) 545 Sq. Ft., Total Commercial Area: 7,370 Sq. Ft.

### TENANCY

The property is let to HSBC Bank Plc for 15 years from 14 June 2007, FRI at a current rent of £77,800 p.a. with 5 yearly rent reviews. The lease incorporates a tenant's option to break at the end of the year 10.

**RENT:** £77,800 p.a.

**TENURE:** Freehold

**VAT IS:** Not Applicable.

**PRICE:** Offers in excess of £ 1,430,000 – 5.5% Net

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