

6 WEEK COMPLETION



SITUATION

Located in this busy local shopping centre serving the surrounding residential area, opposite **Co-op Food** adjacent to **Coral** and amongst such other multiples as **Lidl** and **William Hill** with **Iceland** and **Barclays** close by. The property lies 2 ½ miles south east of Luton Town Centre and benefits from good road links via the M1 (Junction 11) which is approximately 1 mile to the south.

PROPERTY

An attractive mid terrace property comprising a **Ground Floor Bank** with separate rear access via a communal side staircase to **Self-Contained Ancillary Offices** on first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

| | |
|--------------------|--|
| Gross Frontage | 20'0" |
| Internal Width | 18'11" |
| Banking Hall Depth | 45'11" |
| Built Depth | 88'8" incl. 3 Offices, Vault and Staff Room |

2 WCs

First and Second Floors

Not currently in use but could be converted into a 4 Room Flat

TENANCY

The entire property is let on a full repairing and insuring lease to **National Westminster Bank Plc (having over 1,600 branches)** for a term of 10 years from 1st August 2005 at a current rent of **£18,000 per annum** exclusive.

Note: The Tenant did not operate the 2010 break clause and has been in occupation for over 25 years.

£18,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Macrory Ward - Tel: 020 8440 3258
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts