



## SITUATION

Located in the town's pedestrianised retail thoroughfare, opposite the entrance to **The Boulevard Precinct**, adjacent to **WH Smith** and amongst such other multiple retailers including **Boots, Superdrug, Poundland, Specsavers, Costa, Betfred, Timpson, Santander** and others.

In addition, there is a town centre public car park located to the rear of the property.

Waterlooville is a popular town lying approx. 7 miles north-east of Portsmouth and enjoying excellent road access via the A3 to the M27 motorway.

## PROPERTY

A substantial end of terrace building comprising a **Ground Floor Bank** with **Ancillary Accommodation** on the first floor.

In addition, the property includes **car parking to the rear for 6 cars**.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## ACCOMMODATION

### Ground Floor Bank

|                   |                                  |
|-------------------|----------------------------------|
| Gross Frontage    | 58'0"                            |
| Built Depth       | 59'6"                            |
| Net Internal Area | Approx. 2,317 sq ft <sup>1</sup> |

### First Floor Ancillary

|                   |                                  |
|-------------------|----------------------------------|
| Net Internal Area | Approx. 1,321 sq ft <sup>1</sup> |
|-------------------|----------------------------------|

### Total Net Internal Area

**Approx. 3,638 sq ft<sup>1</sup>**

### Total Gross Internal Area

**Approx. 4,779 sq ft<sup>2</sup>**

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

<sup>2</sup>Area taken from EPC

## TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland plc (t/a Halifax) (T/O for Y/E 31.12.23 £12.39bn, Pre-Tax Profit £351m and Shareholders' Funds £16.59bn)** for a term of 5 years from 4th December 2023 at a current rent of **£46,500 per annum exclusive (see Note 1)**.

### Tenant's Break December 2026

**Note 1: The tenant has been in occupation for over 15 years and the current rent of £46,500 p.a. was rebased in 2023 from £62,500 p.a.**

**Note 2: There may be potential to convert the first floor to Residential Use and add an additional floor, subject to obtaining possession and the necessary consents.**

**£46,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

### Vendor's Solicitors

Taylor Rose MW  
Tel: 01733 796 651 Ref: James Swede  
Email: james.swede@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



