

**Uxbridge**  
**21-23 High Street**  
**Middlesex**  
**UB8 1JD**

- Freehold Bank Investment
- Let on a new lease to Lloyds Bank plc
- Lease expires 2024 (no breaks)
- Pedestrianised High Street location
- Rent Review 2019
- Current Rent Reserved

**£200,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Uxbridge is the administrative headquarters of the London Borough of Hillingdon and is located 14 miles west of Central London and 6 miles north of Heathrow. It enjoys good road communications with the M40/A40 Motorway located just to the north of the town centre and the M25 to the west.

The property is centrally located on the south side of the pedestrianised High Street opposite the entrance to the renamed Intu Uxbridge Shopping Centre (formerly The Chimes) and Uxbridge Underground Station, east of the Pavillions Shopping Centre.

Occupiers close by include Boots, RBS, Caffè Nero, Waterstones, Carphone Warehouse, HSBC and Santander amongst others.

**Description**  
The property is arranged on basement, ground and two upper floors. The ground floor of Nos. 21 & 22 comprises a banking hall whilst the ground floor of No. 23 provides a shop which has been sublet as a café. The two upper floors above the entire property comprises office and ancillary accommodation. The basement provides ancillary storage and vaults. There is on-site car parking to the rear of the property. Lloyds are presently refurbishing the branch and should be completed by 8th October.

The property provides the following accommodation and dimensions:

<b>21/22 High Street (Bank)</b>		
Gross Frontage	16.20 m	(53' 2")
Net Frontage	15.40 m	(50' 6")
Shop Depth	14.40 m	(47' 3")
Built Depth (max)	20.20 m	(66' 3")
Basement	97.36 sq m	(1,048 sq ft)
Ground Floor	184.87 sq m	(1,990 sq ft)
First Floor	185.43 sq m	(1,996 sq ft)
Second Floor	183.29 sq m	(1,973 sq ft)
<b>23 High Street (Shop)</b>		
Gross Frontage	4.70 m	(15' 5")
Net Frontage	3.80 m	(12' 6")
Shop Depth	7.75 m	(25' 5")

Built Depth	11.60 m	(38' 1")
Ground Floor (underlet to a sub-tenant)	39.39 sq m	(424 sq ft)
<b>Total</b>	<b>690.34 sq m</b>	<b>(7,431 sq ft)</b>

**5 Car Parking Spaces**  
(Areas supplied by Vendor's agent)

**Tenancy**  
The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 20th June 2014 at a current rent of £200,000 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants. There is a sub-tenancy in respect of the ground floor shop No. 23 High Street to I Yildirim trading as Mediterranean Food Co, Café. (The photo above the street traders plan was taken most recently and shows the café open and trading. The other photos were taken earlier in the summer when the café was being fitted).

**Tenant Information**  
Website Address: www.lloydsbank.com  
For the year ended 31st December 2013, Lloyds Bank plc reported a turnover of £nil, a pre-tax profit of £894m, shareholders' funds of £43,739m and a net worth of £34,109m. (Source: riskdisk.com 10.09.2014.)

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website www.allsoop.co.uk

**Energy Performance Certificate**  
EPC Rating 67 Band C (Copy available on website).

**Viewing**  
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing viewings@allsoop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 77 Uxbridge**.

