



Tenure
Freehold.

Location
Seaham is located on the North East coast midway between Sunderland and Peterlee. Access to both is via the A19. The town also benefits from regular rail services linking to mainline trains at Newcastle (35 minutes).

The property is situated on the junction of Marlborough and Blandford Place, close to its junction with Church Street, the town's principal retail thoroughfare. The property is situated opposite Lloyds Pharmacy and close to Heron Foods, Post Office and William Hill together with a number of other local retailers. There is a public car park adjacent to the property.

Description
The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary office and storage accommodation at first floor level.

The property provides the following accommodation:

Ground Floor Ancillary	12.65 sq m	(136 sq ft)
Ground Floor Sales	91.10 sq m	(980 sq ft)
First Floor	77.55 sq m	(834 sq ft)
Total	181.30 sq m	(1,950 sq ft)

Tenancy
The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 31st January 2011 at a current rent of £7,350 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's option to determine the lease at the fifth anniversary.

Tenant Information
No. of Branches: Over 1,300.
Website Address: www.lloydsbankinggroup.com
On 23rd September 2013, Lloyds TSB Bank plc changed their name to TSB Bank plc.
For the year ended 31st December 2013, TSB Bank plc reported a pre-tax profit of £894m, shareholders' funds of £43.739bn and a net worth of £34.109bn. (Source: riskdisk.com 02.02.2015)

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Viewings
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 Friday 13th March by emailing: viewings@allso.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 40 Seaham'.

Seaham

1 Marlborough County Durham SR7 7SD

- Freehold Bank Investment
 - Entirely let to Lloyds TSB Bank plc on a lease expiring in 2021 (1)
 - Town centre location opposite Lloyds Pharmacy
 - Situated adjacent to a public car park
 - No VAT applicable
 - Rent Review 2016
 - Current Rent Reserved
- £7,350 pa**

**SIX WEEK COMPLETION
AVAILABLE**

