

On the Instruction of Barclays Bank

LEASEHOLD INTEREST

27 High St, Buntingford SG9 9BP



Location

Buntingford is a small market town and civil parish in the district of East Hertfordshire and county of Hertfordshire in England. It lies on the River Rib and on the Roman road Ermine Street.

Description

The branch comprises basement storage and vault, ground floor banking hall and first floor storage area. The property holds a prominent position within the local retail context.

Accommodation

Basement	13 sq m	135 sq ft
Ground Floor	146 sq m	1,575 sq ft
First Floor	88 sq m	942 sq ft
Total	247 sq m	2,652 sq ft

- Former Bank premises
- Consent for various uses
- Flexible lease terms available

EPC

An EPC can be made available upon request.

Viewing

By appointment via this office:

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Tenure

The property is held on an existing FRI lease due to expire 29/04/2027 at a passing rent of **£26,500** per annum exclusive with a break option scheduled 29/04/2022. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent of £30,000 pa.

Rates

No information was available at the point of this document being produced.. Interested parties are encouraged to make contact with the local rating authority.

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