



6 WEEK COMPLETION

View along the High Street from property

SITUATION

Occupying a prominent trading position within this busy pedestrianised retail thoroughfare in the town centre, adjacent to **Cheque Centre** and amongst such multiple retailers as **Debenhams Department Store, Sports Direct, Lloyds TSB, Santander** and many more.

King's Lynn is located on the Norfolk coast at the mouth of The Wash having excellent road communications with the A10, A17, and A47 being some 12 miles from Wisbech and 35 miles west of Norwich.

PROPERTY

A mid terraced building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** on the first and second floors. In addition, the property includes a **Rear Yard** for parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	18'9"
Internal Width	15'4"
Bank Depth	56'6"
Built Depth	69'0"
Banking Hall Area	Approx 960 sq ft

First Floor

Area	Approx 195 sq ft
2 WC's	

Second Floor

Area	Approx 360 sq ft
Total Area	Approx 1,515 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Barclays Bank Plc** (T/O for Y/E 21/12/12 £34.49bn, Pre-Tax Profit £246m and Net Worth £45.67bn) (not in occupation) for a term of 20 years from 27th November 2007 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews 2017 and 2022

Tenant's Break 2022

£16,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS BORD**

VENDOR'S SOLICITORS

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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