

6 WEEK COMPLETION



SITUATION

Located at the junction with Speedwell Lane opposite the pedestrianised Pow Street and amongst such multiples as **Clydesdale Bank, Sports Direct, Ryman, Greenwoods, Boots** and more.

Workington lies on the main A66 some 8 miles from Cockermouth, 22 miles from Keswick and 40 miles from the M6 (Junction 40) at Penrith.

PROPERTY

An end of terrace building comprising a **Ground Floor Banking Hall** with **Ancillary Accommodation at Basement and First Floor**. In addition, the property benefits from parking at the rear for 3 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

£23,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	27'1"
Internal Width	27'5"
Built Depth	56'9"
GIA Approx	1,000 sq ft
WC	

Basement Ancillary

Area Approx	470 sq ft
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First Floor Ancillary

Area Approx	<u>670 sq ft</u>
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Total Area Approx

2,140 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 (having approx. 1,700 branches) (T/O for Y/E 31/12/12 £34.3 bn, Pre-Tax Profit £99 m and Net Worth £52.1 bn)** for a term of 20 years from 2007 at a current rent of **£23,600 p.a.** exclusive.

Rent Reviews June 2014 and 5 yearly.

Tenant's Break 2022



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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 £500 (including VAT) upon exchange of contracts