



SITUATION

Located in the heart of the town's main pedestrianised retail thoroughfare, opposite **Sports Direct** and **Bonmarché** and close to **NatWest**, **Ryman**, **Shoezone**, **Halifax**, **The Works**, **Home Bargains** and others.

Barrow is the second largest urban area in Cumbria after Carlisle and lies on the Furness Peninsula, close to the Lake District and some 34 miles south-west of Kendal and the M6 (Junction 36).

PROPERTY

An end of terrace building comprising a **Ground Floor Bank** with internal access to **Ancillary/Office Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Bank

Gross Frontage	34'8"
Internal Width	35'1" (max)
Bank Depth	60'0"
Built Depth	79'0"
Banking Hall Area	Approx. 1,835 sq ft
Customer WC	

First Floor Ancillary/Offices

Area	Approx. 1,690 sq ft
Ladies & Gents WCs	

Total Area **Approx. 3,525 sq ft**

VAT is applicable to this Lot

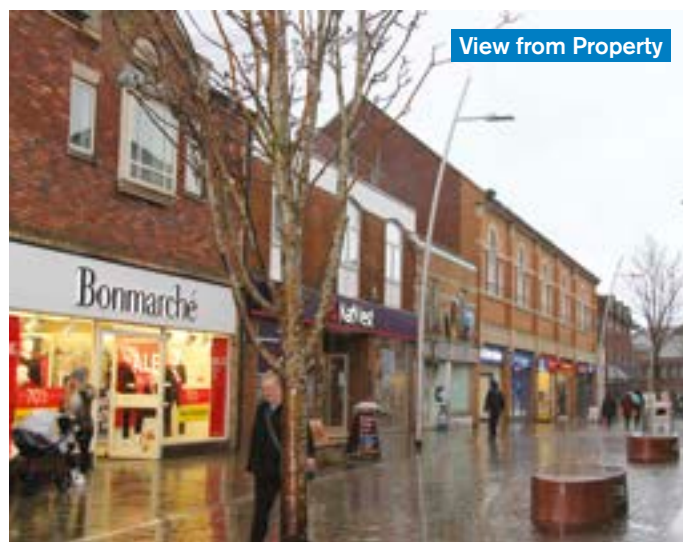
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Barclays Bank PLC (T/O for Y/E 31/12/17 £26.7bn, Pre-Tax Profit £3.16bn and Shareholders' Funds £65.7bn)** for a term of 10 years from 25th May 2015 (**in occupation for approx. 30 years – renewal of a previous lease**) at a current rent of **£31,500 per annum** exclusive.

Rent Review & Tenant's Break May 2020

Note: In Autumn 2018, the Tenant carried out an extensive internal refurbishment of the property to a high standard.



***Reserve below £200,000**

Gross Yield 15.75%
6 week completion



Banking Hall



£31,500 per annum

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Fladgate LLP

Tel: 020 3036 7000 Ref: Julian Scharfer

Email: jscharfer@fladgate.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page