



SITUATION

Located in the town centre amongst a variety of local traders as well as **Lloyds Bank** and just a few yards away from Market Street that houses such multiple retailers as **Heron Frozen Foods**, **Card Factory** and **Betfred**. In addition, there is a **Royal Mail Delivery Office** nearby and Earlestown Rail Station is just a short walk away. Newton-le-Willows lies on the main A49 midway between Manchester and Liverpool.

PROPERTY

A mid-terraced building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** at first floor level. In addition, there is a service road to the rear of the property.

ACCOMMODATION¹

Ground Floor Bank

Gross Frontage	23'5"
Internal Width	21'11"
Built Depth	70'0"
Area	Approx. 1,138 sq ft

First Floor Ancillary

Area	Approx. 576 sq ft plus 2 WCs
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¹Not inspected by Barnett Ross. Areas and measurements provided by the Vendor

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st July 1860 at a fixed ground rent of £1.69 p.a.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Barclays Bank Plc (not in occupation)** having approx. 1,600 branches (T/O for Y/E 31/12/18 £19.7bn, Pre-Tax Profit £1.3bn and Shareholders' Funds £47.7bn) for a term of 20 years from 7th July 2008 at a current rent of **£14,500 per annum** exclusive.

Rent Review March 2024

Tenant's Break July 2024

Note: The opportunity exists to negotiate a reverse premium with Barclays for them to surrender their lease.



£14,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Hillyer McKeown
Tel: 0151 647 6000 Ref: Wesley Heath
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page