



## SITUATION

Occupying a prominent trading position on the main retail thoroughfare leading into Market Street, opposite a public car park and close to branches of **Co-op Funeralcare** and **Subway** and some 100 yards from **Boots, Ladbrokes** and **Betfred**.

Darwen is located on the main A666 Bolton to Blackburn route approximately 17 miles north of Manchester City Centre.

## PROPERTY

A mid-terraced building comprising a **Large Ground Floor Banking Hall** with **Basement Storage** plus internal access to **Ancillary Accommodation** at first and second floor levels.

## ACCOMMODATION

### Ground Floor Banking Hall

Gross Frontage	31'8"	
Built Depth	65'4"	
Banking Hall Area	Approx.	1,780 sq ft

### Basement Ancillary

Storage Area	Approx	1,000 sq ft
--------------	--------	-------------

### First Floor Ancillary

Office/Storage Area	Approx.	1,025 sq ft
---------------------	---------	-------------

### Second Floor Ancillary

Storage Area	Approx.	485 sq ft
--------------	---------	-----------

<b>Total Area</b>	<b>Approx.</b>	<b>4,290 sq ft</b>
-------------------	----------------	--------------------

VAT is NOT applicable to this Lot

## TENURE

Held on 2 Long Leaseholds each for 1,000 years from 1823 and 1824 at a total fixed ground rent of £11.97 p.a. which has not been demanded for very many years.

## TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc (having approx. 1,100 branches) (T/O for Y/E 31/12/20 £18.5bn, Pre-Tax Profit £1.32bn and Shareholders' Funds £41.04bn)** for a term of 10 years from 22nd February 2012 at a current rent of **£17,500 per annum** exclusive.

**Note 1: The tenants have informed the Vendor that they are closing the branch on 8th February 2022 which would provide the buyer with the opportunity of a possible dilapidations settlement.**

**Note 2: There may be potential to convert the upper floors into residential use, subject to planning.**

**£17,500** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

## Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Fiona Buckland

Email: fiona.buckland@russell-cooke.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**