

lot 31

4-6 Eagle Brow, Lymm  
Cheshire WA13 0LL

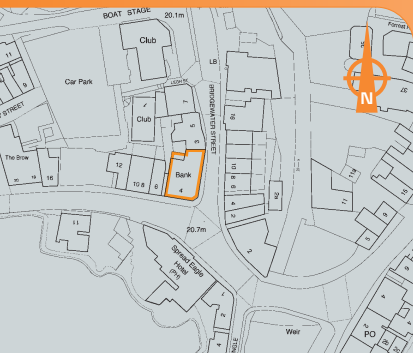
Rent  
**£31,000**  
per annum  
exclusive

Freehold Bank Investment

- Let to Barclays Bank plc until 2028 (subject to option)
- Attractive Manchester commuter town
- Prominent corner position
- Rent review imminent notice served at £35,000 p.a.x.



The Property



**Location**

Miles: 5 miles east of Warrington  
10 miles south-west of Manchester  
Roads: M6, M56, M62, A56, A50  
Rail: Padgate, Birchwood  
Air: Manchester Airport, Leeds Bradford International Airport

**Situation**

Lymm is an affluent Manchester commuter town which has good communication links via the M6, M56 and M62. The property is located at the heart of Lymm's Conservation Area, prominently situated on the north side of the junction of Eagle Brow and Bridgewater Street. Nearby occupiers include Halifax Estate Agents, Spread Eagle Public House and the Post Office.

**Description**

The property comprises a banking hall on the ground floor with office and ancillary accommodation on the first floor and basement.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

| Floor         | Use              | Floor Areas (Approx)            |               | Tenant                           | Term                                       | Rent p.a.x.    | Reviews                    |
|---------------|------------------|---------------------------------|---------------|----------------------------------|--|----------------|----------------------------|
| Ground        | Bank             | 150.8 sq m                      | (1,626 sq ft) | <b>BARCLAYS<br/>BANK PLC (1)</b> | 20 years from<br>18/01/2008 until 2028 (2) | £31,000 (3)    | 25/12/2011 and<br>5 yearly |
| Basement      | Office/Ancillary | 87.1 sq m                       | (938 sq ft)   |                                  |  |                |                            |
| First         | Ancillary        | 30.0 sq m                       | (323 sq ft)   |                                  |  |                |                            |
| <b>Totals</b> |                  | <b>267.9 sq m (2,887 sq ft)</b> |               |                                  |  | <b>£31,000</b> |                            |

- (1) For the year ending 31st December 2010, Barclays Bank plc reported pre-tax profits of £6,079,000,000 and a net worth of £53,944,000,000. (Source: www.riskdisk.com 12/09/2011)
- (2) The lease provides for a tenant option to determine the lease on the 15th anniversary of the term and is subject to a schedule of condition.
- (3) As to the December 2011 rent review, the seller has served a rent review notice on the tenant proposing a new rent of £35,000 per annum exclusive.

**For further details please contact:**

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