

Barclays Bank, 30-34 Main Street Cockermouth, Cumbria CA13 0UL

lot 3

Virtual Freehold Bank Investment

- Let to Barclays Bank plc until 2027 (subject to option)
- Nearby occupiers include Boots the Chemists, Greggs, Jumper and Lloyds TSB
- Six Week Completion

Rent
£21,800
per annum
exclusive



Location

Miles: 7.8 miles west of Cockermouth Golf Club
8 miles east of Workington
26 miles south of Carlisle

Roads: A66, A595, A5086, A594, M6 (Junction 4)

Rail: Workington Rail Station, Maryport Rail Station,
Carlisle Rail Station

Air: Newcastle International Airport

Situation

The property is situated on the main retail street in the heart of the attractive market town of Cockermouth. The town is a popular tourist destination within close proximity to the Lake District.

Description

The property is an attractive period building comprising of a ground floor banking hall and ancillary accommodation on the first and second floors.

Tenure

Virtual Freehold. Held on two leases, one held for a term of 1,000 years from 1796 and the other held for a term of 800 years from 1987.

VAT

VAT is not applicable to this lot.

Viewings

There will only be one viewing date. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Tel: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	115.76 sq m (1,246 sq ft)	BARCLAYS BANK PLC (1)	20 years from 17/07/2007 on a full repairing and insuring lease (2)	£21,800	29/09/2014
First	Ancillary	53.55 sq m (576 sq ft)				29/09/2019
Second	Ancillary	64.19 sq m (691 sq ft)				
Totals		233.50 sq m (2,513 sq ft)			£21,800	

(1) For the year ending 31st December 2012, Barclays Bank plc reported a pre-tax profit of £99,000,000 and a net worth of £52,063,000,000. (Source: www.riskdisk.com 12/06/2013)

(2) The lease provides for a tenant option to determine the lease on 29th September 2022 and is subject to a schedule of condition.

For further details please contact:

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