

# Barclays Bank, 4 Cairo Street Warrington, Cheshire WA1 1XG

lot 44

## Freehold Bank Investment

- Entirely let to Barclays Bank plc for a term of 40 years expiring 2024
- Town Centre location at the corner of pedestrianised Sankey Street and the entrance to Golden Square Shopping Centre
- Nearby occupiers include Marks & Spencer, NatWest, Specsavers and Poundland
- The tenant also occupies the adjacent property
- Six Week Completion

Rent  
**£30,000**  
per annum  
exclusive



Adjoining Bank



On behalf of  
**The co-operative estates**

### Location

Miles: 17 miles west of Manchester  
18 miles east of Liverpool

Roads: M6 (Junction 21), M56 (Junction 10), M62 (Junction 9)

Rail: Warrington Central

Air: Manchester International Airport

### Situation

The property is situated on the eastern side of Cairo Street close to its junction with Sankey Street, Warringtons' principal retail thoroughfare. The property benefits from being situated opposite the entrance to the Golden Square Shopping Centre and from nearby occupiers including Marks & Spencer, NatWest, Specsavers and Poundland.

### Description

The property comprises an attractive period building which interconnects with the adjacent property also occupied by the tenant. The ground floor comprises a banking hall and office area with ancillary office accommodation on first and second floors.

### Tenure

Freehold.

### VAT

VAT is 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.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	119.10 sq m (1,282 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	40 years from 25/12/1984 until 2024 on a full repairing and insuring lease	£30,000	25/12/2014
First	Office	126.25 sq m (1,359 sq ft)				25/12/2019
Second	Office	116.50 sq m (1,254 sq ft)				

**Totals** 361.85 sq m (3,895 sq ft) **£30,000**

(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 10/06/2013)

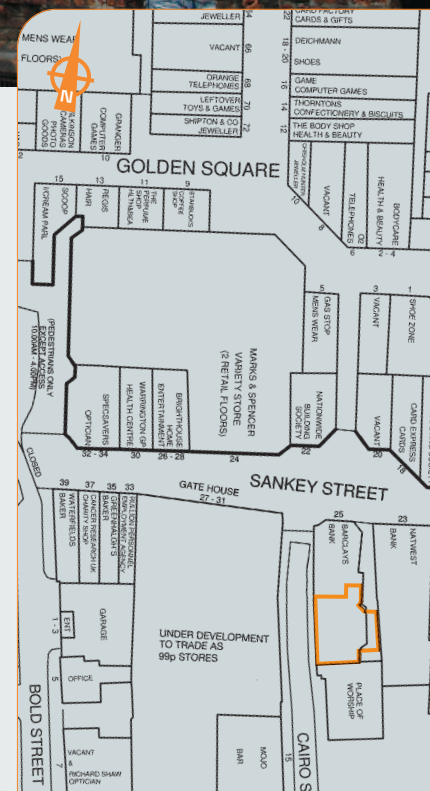
### For further details please contact:

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### Solicitors:

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