

22 Bridge Street Blyth, Northumberland NE24 2BW

lot 54

Freehold Bank Investment

- Let to Barclays Bank Plc
- Lease expires April 2028 (subject to option)
- Prominent town centre location opposite Blyth Bus Station and close to Keel Row Shopping Centre
- Nearby occupiers include Poundstretcher, New Look and HSBC Bank
- VAT-free bank investment

Rent
£21,800
per annum
exclusive



Location

Miles: 16 miles north of Newcastle-upon-Tyne
31 miles north of Durham

Roads: A189, A193

Air: Newcastle Airport

Situation

The property is situated on the southern side of Bridge Street, at its junction with Stanley Street. Keel Row Shopping Centre is located close by housing occupiers including Holland & Barrett, WH Smith, Superdrug, New Look and Dorothy Perkins. Other nearby occupiers include Burton, Greggs, Poundstretcher and HSBC, Lloyds, Santander and Halifax Banks.

Description

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneer prior to the viewing date and provide identification on site. Please contact George Watkins. Email: george.watkins@acutus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Banking Hall/Ancillary	136.00 sq m (1,464 sq ft)	BARCLAYS BANK PLC (1)	20 years from 16/04/2008 (2) on a full repairing and insuring lease (3)	£21,800	16/04/2017
First	Ancillary/Offices	85.70 sq m (922 sq ft)				16/04/2022
Second	Ancillary	42.60 sq m (459 sq ft)				15/04/2028)

Totals 264.30 sq m (2,845 sq ft) **£21,800**

- (1) For the year ending 31st December 2014, Barclays Bank Plc reported pre-tax profits of £2,309,000,000 and a total net worth of £55,576,000,000. (Source: Experian Group 14/01/2016)
- (2) The lease provides for a tenant option to determine on 16/04/2023.
- (3) The property is held on a full repairing and insuring lease subject to a schedule of condition.

For further details please contact:

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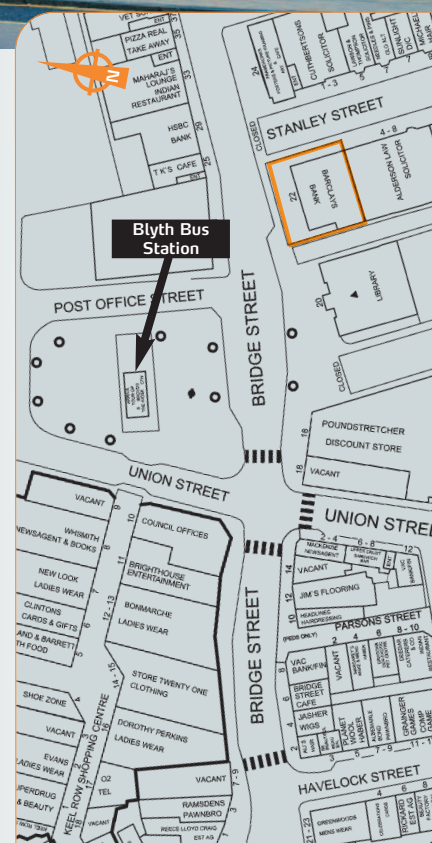
George Watkins
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

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