

# Lloyds Bank, 6 Lowther Street, Carlisle, Cumbria CA3 8DB

Freehold Bank Investment





## **Tenancy and accommodation**

Floor	Use		Areas prox)	Tenant	Term	Rent p.a.x.	Reviews
Ground Basement Part First - Rear Part First - Front (sublet) Second	Banking Hall/Ancillary Ancillary Offices/Ancillary Offices/Ancillary Disused	426.33 sq m 159.70 sq m 238.67 sq m 134.15 sq m 101.73 sq m	(4,589 sq ft) (1,719 sq ft) (2,569 sq ft) (1,444 sq ft) (1,095 sq ft)		15 years from 29/12/2016 until 28/12/2031 on a full repairing and insuring lease		29/12/202 <sup>-</sup> 29/12/2026
Totals		1060.58 sq m	(11,416 sq ft)			£63,650	

- (1) For the year ending 31st December 2016, Lloyds Bank Plc reported pre-tax profits of £1,977,000,000 and a total net worth of £47,806,000,000 (Source: Experian Group 25/04/2017).
- (2) Part of the first floor offices at the front of the building are sublet to Hays Specialist Recruitment Limited at a sublet rent of £8,500 p.a.x. Two basement storerooms are sublet to D.M. Ward on a long lease at a peppercorn rent.



#### **Key Details**

- · Entirely let to Lloyds Bank Plc
- New 15 year lease from 29th December 2016 (No Breaks)
- · Favourable alienation provisions within the
- · Imposing Building comprising circa 11,416 sq ft
- Prominent City Centre location close to Pizza Express, RBS Bank and Nationwide Building Society
- · VAT-free Bank Investment

#### Location

Miles: 12 miles north of Lake District National Park 60 miles west of Newcastle upon Tyne Roads: A7, A69, A595, A689, M6 (Junction 43) Carlisle Railway Station
Newcastle International Airport Rail:

Air:

#### Situation

Carlisle is an historic University City and the commercial and administrative centre for Cumbria. The property is located on the eastern side of Lowther Street, opposite Devonshire Street which connects to English Street, in the heart of the City Centre. The Lanes Shopping Centre is located nearby, with occupiers including Debenhams, JD Sports, Next and New Look. Other nearby occupiers include Pizza Express, Boots the Chemist, WH Smith, River Island and branches of RBS, NatWest, HSBC and Barclays Banks.

#### Description

The property is Grade II listed and comprises a ground floor banking hall, with basement ancillary accommodation and office/ancillary accommodation on the first and second floors, part of which is sublet to a recruitment office.

### Tenure

Freehold

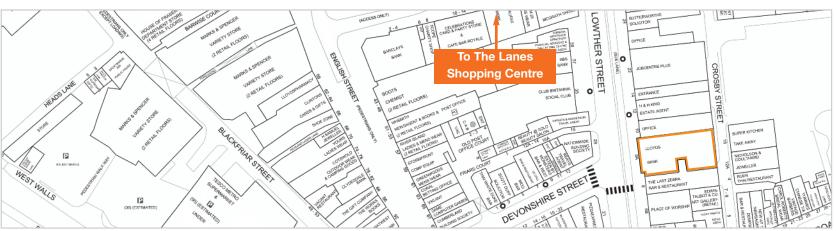
## VAT

VAT is not applicable to this lot.

#### Note

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dun & Bradstreet rating of 5Å1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA

**Six Week Completion** 



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**David Margolis** +44 (0)20 7034 4862 david.margolis@acuitus.co.uk

#### Acuitus George Watkins +44 (0)20 7034 4861 george.watkins@acuitus.co.uk

Seller's Solicitors: Fladgate LLP Barbara Eilon +44 (0)20 3036 7202 beilon@fladgate.com

www.acuitus.co.uk