

35 High Street, Northwich, Cheshire CW9 5DD

Freehold Bank Investment

Lot 22

£46,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall	231.70 sq m (2,494 sq ft)	LLOYDS BANK	10 years from 25/12/2014 until 24/12/2024	£46,000	25/12/2019
First	Office/Ancillary	181.16 sq m (1,950 sq ft)	PLC (1)			
Total		412.86 sq m (4,444 sq ft)			£46,000	

(1) TSB/Lloyds Bank have been in occupation for over 30 years. 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 £49,326,000,000 (Source: Experian Group 27/04/2017).

Key Details

- Let to Lloyds Bank Plc until 2024 (no breaks)
- Prominent location on prime pedestrianised High Street pitch
- Attractive Cheshire Market Town
- Nearby occupiers include McDonald's, Barclays Bank and Specsavers

Location

Miles: 20 miles south-west of Manchester
23 miles south-east of Liverpool
Roads: A533, A559, M56, M6
Rail: Northwich Rail Station
Air: Manchester International Airport

Situation

The property is situated in a prominent location on the northern side of the pedestrianised High Street, within Northwich's prime retailing area. The property is located just south of the new £80m Barons Quay Waterside Development which is anchored by Asda, Marks & Spencer and Odeon Cinema. Other nearby occupiers include McDonald's, Barclays Bank and Specsavers.

Description

The property comprises a ground floor banking hall with first floor office and ancillary accommodation. The property also benefits from car parking to the rear.

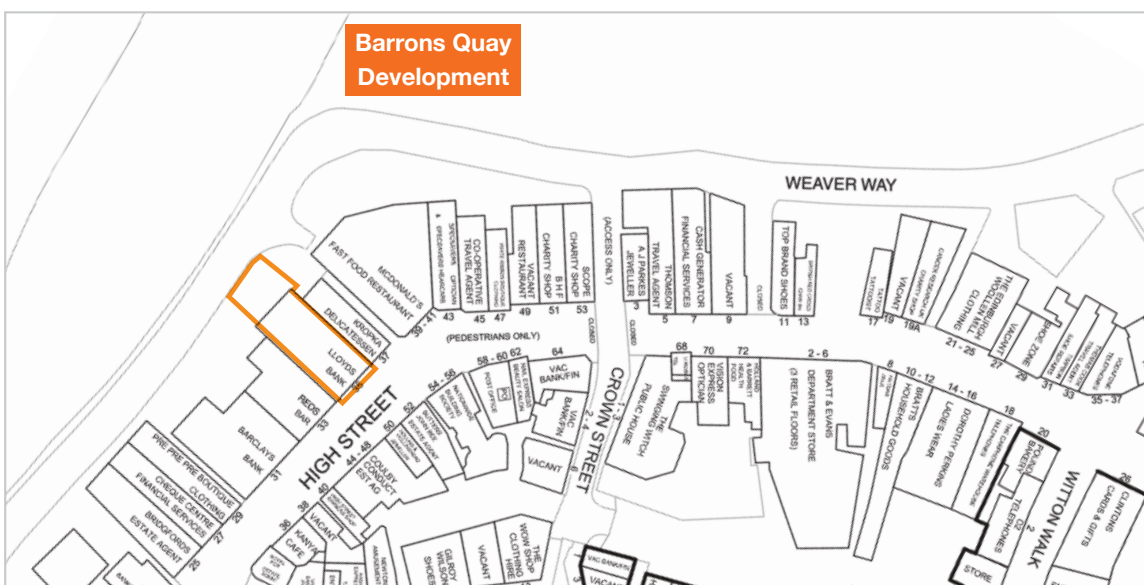
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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