

# 9 The Green, Southwick, Sunderland, Tyne & Wear SR5 2HT

Freehold Bank Investment

**Lot 82**

£22,225 per annum



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.	Review
Ground	Banking Hall/ Ancillary	313.53 sq m (3,375 sq ft)	BARCLAYS BANK PLC (1)	20 years from 11/04/2008 until 10/04/2028 (2) on a full repairing and insuring lease (3)	£22,225	11/04/2022
First	Ancillary	38.08 sq m (410 sq ft)				
<b>Total</b>		<b>351.61 sq m (3,785 sq ft)</b>			<b>£22,225</b>	

(1) For the year ending 31st December 2016, Barclays Bank Plc reported a turnover of £4,383,000,000 and a total net worth of £60,085,000,000 (Source: Experian Group 13/09/2017).

(2) The lease is subject to a tenant option to determine on 11th April 2023.

(3) The lease is full repairing and insuring, subject to a Schedule of Condition.

### Key Details

- Let to Barclays Bank Plc
- Lease expires in April 2028 (subject to option)
- Approximately 3,785 sq ft
- Large site with parking to rear
- Prominent town centre location close to Greggs, Iceland, B&M and Heron Foods
- VAT-free bank investment

### Location

Miles: 12 miles south-east of Newcastle upon Tyne

Roads: A1(M), A690, A1018, A1231

Rail: St Peters Railway Station

Air: Newcastle International Airport

### Situation

The property occupies a prominent position fronting The Green, at its junction with South Terrace in Southwick town centre, which lies approximately 2 miles north-west of Sunderland City Centre. Nearby occupiers include Greggs, Iceland, B&M, Heron Frozen Foods, Card Factory, Coral and a number of independent retailers.

### Description

The property comprises a ground floor banking hall with ancillary accommodation on the first floor. The property benefits from a large site with 9 car parking spaces to the rear.

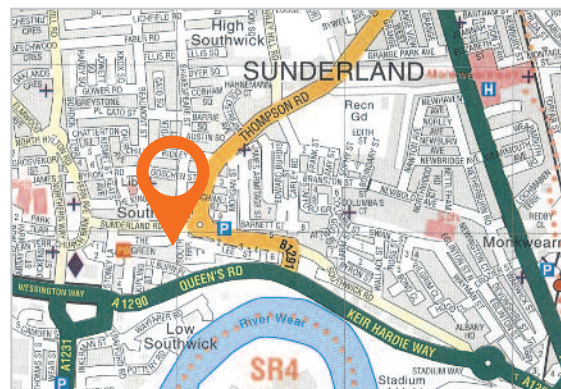
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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