

Lot 24

£152,000 Per Annum
Exclusive

91-92 High Street,
King's Lynn, Norfolk, PE30 1BL
Freehold Bank Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	353.70 sq m	(3,807 sq ft)	BARCLAYS	15 years from	£152,000	(03/04/2026)
First	Office/Ancillary	337.52 sq m	(3,633 sq ft)	BANK PLC (1)	04/04/2011 on a full repairing and insuring lease		
Second	Plant Room	45.10 sq m	(458 sq ft)				
Total Approximate Floor Area		736.32 sq m	(7,925 sq ft) (2)			£152,000	

(1) For the year ending 31/12/2020 Barclays Bank Plc reported a turnover of £20,382,000,000, a pre-tax profit of £3,075,000,000 and a net worth of £52,556,000,000 (NorthRow.com 04/10/2021)
 (2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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Key Details

- Let to Barclays Bank PLC until 2026
- Prime Position in Pedestrianised High Street
- Substantial Double Frontage
- Approximately 736.32 sq m (7,925 sq ft)
- Popular and Historic Market Town Location
- Near by Occupiers Include Primark, Greggs, Costa Coffee, Boots

Location

Miles: 89 miles north of London
 40 miles north of Cambridge
 38 miles west of Norwich
 29 miles east of Peterborough
Roads: A47, A148, A149, A10
Rail: King's Lynn Train Station
Air: Stansted Airport, Norwich Airport

Situation

The property sits prominently on the western side of the pedestrianised High Street opposite Primark. Other nearby occupiers Greggs, Costa Coffee, Boots, Lloyds Bank and Nationwide.

Description

The property is a substantial double fronted retail building comprising banking hall accommodation on the ground floor with ancillary and office accommodation on the first floor and a plant room on the second floor. The property benefits for rear car parking and access from Purfleet Street.

Tenure

Freehold.

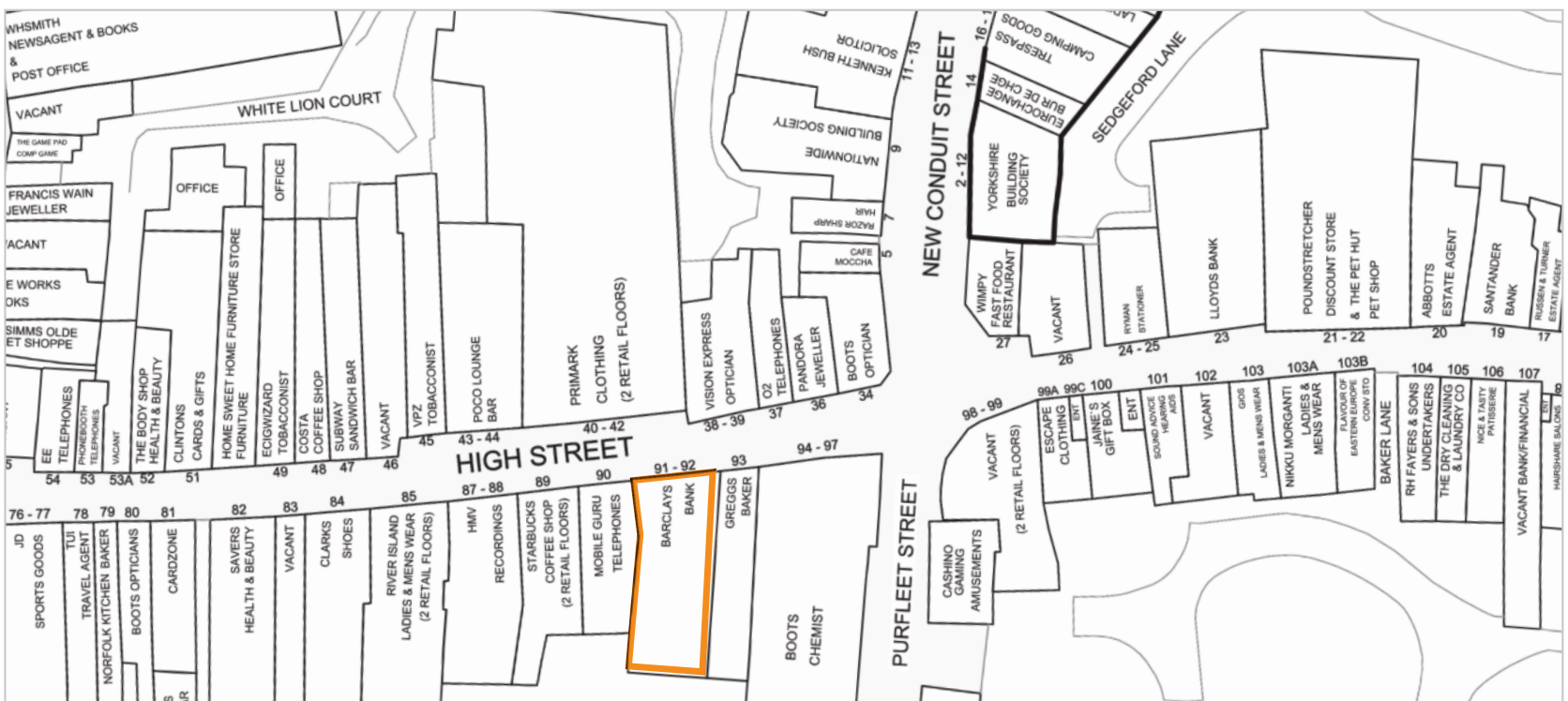
VAT

VAT is applicable to this lot.

Six week completion

Energy Performance Certificate

Band C see legal pack.X



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