

**Lot 34, Barclays Bank, 86 to 90 Dalton Road, Barrow in Furness,
Cumbria LA14 1JH**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Bank Investment

- Entirely Let to Barclays Bank PLC
- May 2020 Tenant Break Option NOT Exercised
- Prominent Corner Position in Pedestrianised Town Centre Location
- Neighbouring Occupiers Include Home Bargains, Natwest, Greggs and McDonalds and The Works.

Auction

17/Feb/2022

Lot

34

Status

Available

Rent

£31,500 per Annum Exclusive

Auction Venue

Live Streamed Auction

Sector

Bank

Location

Miles

32 miles north of Preston, 55 miles south of Carlisle, 17 miles north-west of Lancaster

Roads

A590, A595

Rail

Roose Train Station, Barrow-in-Furness Train Station

Air

Liverpool John Lennon Airport, Manchester Airport, Leeds Bradford Airport

Situation

Barrow-in-Furness is an historic port town situated some 10 miles south of the Lake District National Park. The town is home to major commercial employers such as BAE Systems. The town has a rich naval history, with ship building cranes dominating the skyline since Victorian industry moved from steel to ship production. It's now the base for building the UK's next generation of nuclear submarines, with new logistics and training facilities

The property is situated on the eastern side of the pedestrianised Dalton Road, the town's main retail thoroughfare. Neighbouring occupiers include Sports Direct, Nat west, Home Bargains, Greggs and McDonalds.

Tenure

Freehold.

Description

The property is a substantial modern end of terrace building and comprises ground floor banking accommodation and first floor ancillary.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

EPC

Band D

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Office	133.00 sq m 151.10 sq m	(1,431 sq ft) (1,626 sq ft)	BARCLAYS BANK PLC (1)	10 years from 25/05/2015	£31,500	25/05/2025
Total Approximate Floor Area		284.1 sq m	(3,057 sq ft) (2)			£31,500	

(1) For the year ending 31/12/2020 Barclays Bank PLC reported a turnover of £7,755,000,000, a pre-tax profit of £387,000,000 and a net worth of £13,500,000,000. (NorthRow 12/01/2022)

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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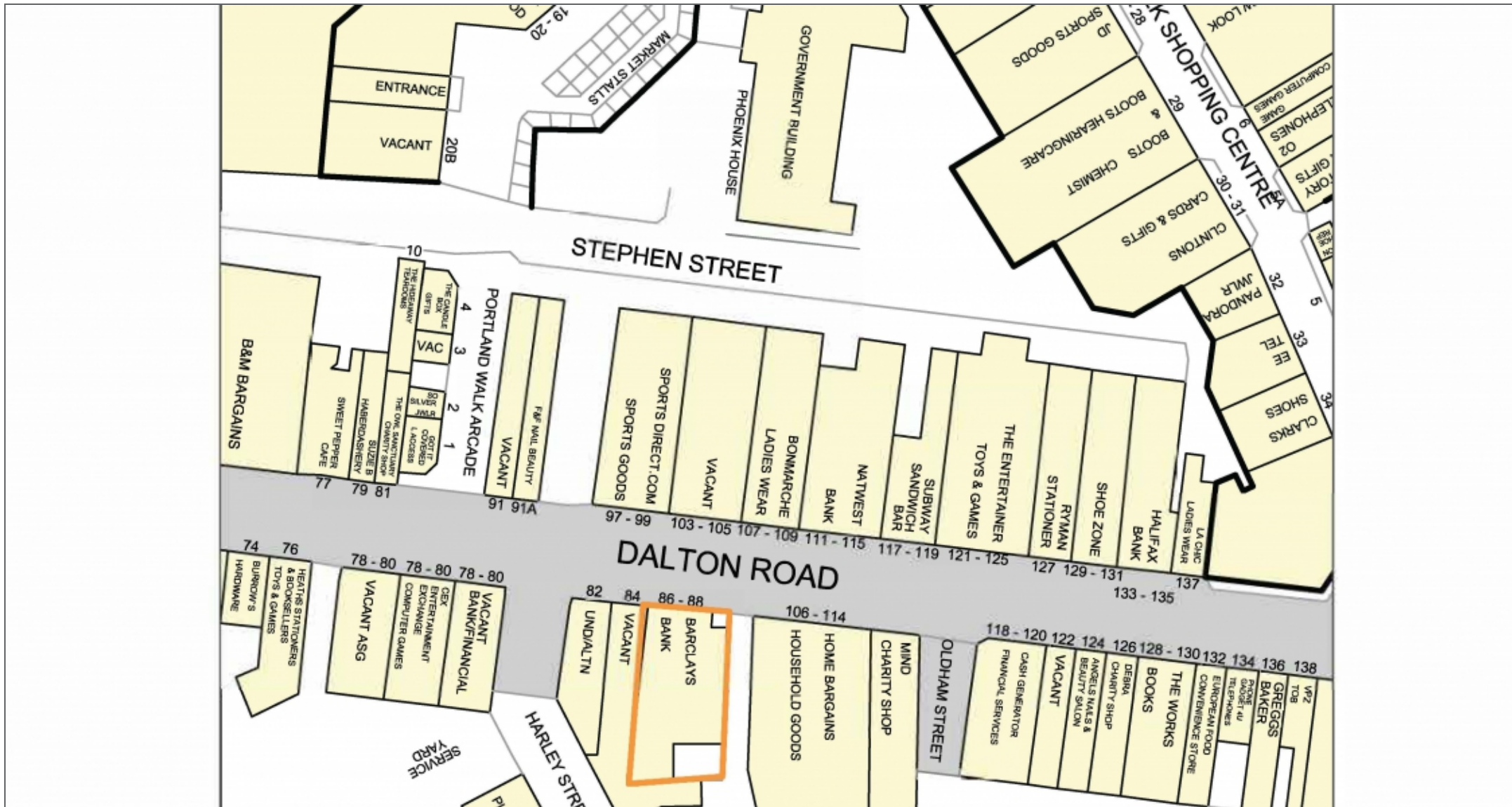
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September 2020