

Haltwhistle Barclays Bank Westgate Northumberland NE49 9AG

- **Freehold Bank Investment**
- Ground floor let to Barclays Bank on a lease expiring 2027 (1)
- Prominent corner location on the main town centre shopping street
- First floor flat sold on a long lease
- Bank Rent Review 2017
- Total Current Rents Reserved
£10,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Haltwhistle is an attractive town situated on the A69 trunk road between Carlisle (21 miles) and Newcastle-upon-Tyne (36 miles). The town benefits from a railway station and is on the Carlisle to Newcastle line. The town is popular with tourists principally due to the close proximity to Hadrian's Wall and the Pennine Way, which runs through the town.

The property is situated in a prominent corner position on Westgate, which is the town's main shopping street, at its junction with Woodbine Terrace. Occupiers close by include Boots, Save the Children, Co-op Supermarket and the library with adjacent public car park.

Description

The property is arranged on lower ground, ground and one upper floor to provide a Barclays Bank on the ground floor with ancillary accommodation in the basement and on part of the first floor. We understand Barclays refitted the branch in 2012. The remainder of the first floor comprises a self-contained flat, which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 9th March. Please email viewings@allsoop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 29 Haltwhistle**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Lower Ground, Ground and Part First Floor	Barclays Bank plc	Lower Ground Ground Floor First Floor 9.9 sq m 91.6 sq m 40.6 sq m	20 years from 15.06.2007 Rent review every 5th year FR & I subject to a schedule of condition Tenant option to break at the end of the 15th year	£10,250 p.a.	Rent Review June 2017
Part Lower Ground, Ground & First Floor	Individuals	Part First Floor Flat	125 years from 29.09.2004	Peppercorn	Reversion 2129

(1) For the year ended 31st December 2014, Barclays Bank Plc reported a pre-tax profit of £2.309 billion and a net worth of £55.576 billion.
(Source: Experian 23.02.2016.)
N.B. Not measured by Allsoop LLP. Areas sourced from voa.gov.uk.

Total £10,250 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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