

# Cromer Barclays Bank Tucker Street Norfolk NR27 9HA

- Freehold Bank and Residential Ground Rent Investment
- Prominent corner position
- Bank let to Barclays Bank plc on a lease expiring 2027 (1)
- Bank Rent Review March 2014
- No VAT applicable
- Total Current Rent Reserved

**£29,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

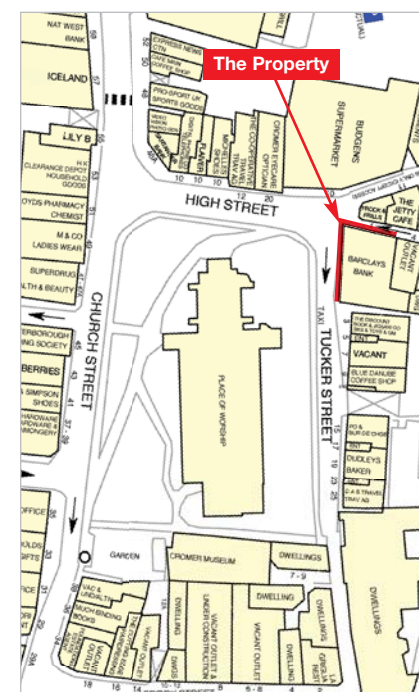
**Location**  
The coastal resort of Cromer, with a population of some 7,250, is situated at the junction of the A140 and the A148 and is located on the Norfolk coast 21 miles north of Norwich. The town is a popular holiday resort. The property, which is in a Conservation Area, is situated in a prominent corner position at the junction of Tucker Street, Jetty Street and the High Street. Occupiers close by include Budgens, Stead & Simpson, Boots, Lloyds Chemists, Post Office, HSBC, Lloyds TSB, Nationwide and Savers.

**Description**  
This Listed property is arranged on basement, ground and two upper floors to provide a banking hall with ancillary accommodation on part of the first floor and self-contained residential accommodation on the remainder of the upper floors that have been sold off on long leases. The basement is accessed via a hatch. We understand Barclays plan to further upgrade and improve the property commencing a refurbishment of all three floors in March 2012 – see legal pack for further information.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Viewings**  
To be held on Thursday 2nd February by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 56 Cromer.**



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Basement & Part First	Barclays Bank plc (2)	Basement 20.44 sq m (220 sq ft) Ground Floor 198.44 sq m (2,136 sq ft) First Floor 24.50 sq m (264 sq ft)	20 years from 06.03.2007 (1) Rent review on 25th March 2014 and every 5 years thereafter FR & I subject to a schedule of condition	£29,000 p.a.	Rent Review 2014
Part First & Second	Individuals	First & Second Floors – Residential (not inspected)	Two 999 year leases from completion		

- (1) The lease contains a lessee's option to determine at the end of the 15th year of the term.  
(2) For the year ended 31st December 2010 Barclays Bank plc reported a turnover of £0, pre-tax profits of £124.797bn, a net worth of £53.944bn and shareholders' funds of £62.641bn. (Source: riskdisk.com 15.12.2011) Website: [www.barclays.co.uk](http://www.barclays.co.uk)

**Total £29,000 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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