

**Crosby**  
**16/22 (even) Liverpool**  
**Road**  
**Merseyside**  
**L23 5SF**

- **Well Located Freehold Bank and Leisure Investment**
- Majority let to Barclays Bank plc expiring 2022
- Located on the pedestrianised section of Liverpool Road
- Adjacent to the town’s 120-space car park located to the rear
- Total Current Rents Reserved **£80,000 pa**

**EIGHT WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Crosby, with a population of some 52,000, is a commuter town 8 miles north of Liverpool city centre and 14 miles south of Southport. Crosby benefits from strong communication links, with the A5027 linking the town to both the M57 and M58 motorways. The property is situated on the pedestrianised sections of Liverpool Road and Moor Lane, near Sainsbury's. Other notable occupiers include Boots, Farmfoods, Home Bargains, Superdrug, Timpson, Greggs, Specsavers and Costa. There is a public car park for 120 spaces to the rear.

**Description**

The property is arranged on ground and one upper floor to provide a double fronted banking hall with ancillary offices, and the adjoining wine bar.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.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 10th May. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 120 Crosby**.

No.	Present Lessee	Accommodation (Floor Areas provided by the Seller)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16	N and T Crosby Ltd (t/a Tides Bar)	Ground Floor Sales	60.60 sq m	(652 sq ft)	15 years from 03.04.2012 expiring 02.04.2027 Rent review every 5th year Tenant 2017 break clause not exercised Effectively FR & I	£14,500 p.a.	Rent Review 2023
16/22	Barclays Bank plc (1)	Ground Floor Sales First Floor Ancillary (2)	175.60 sq m 175.40 sq m	(1,890 sq ft) (1,888 sq ft)	30 years from 01.03.1992 expiring 28.02.2022 (no breaks) Rent review every 5th year Effectively FR & I	£65,500 p.a.	Reversion 2022
		Subtotal	351.00 sq m	(3,778 sq ft)			

(1) For the year ended 31st December 2015, Barclays Bank plc reported an undisclosed turnover, a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: Experian 22.12.2016.)  
(2) The first floor offices are specified in the lease as 2,635 sq ft for the purposes of the rent review assumption.

**Total £80,000 p.a.**