

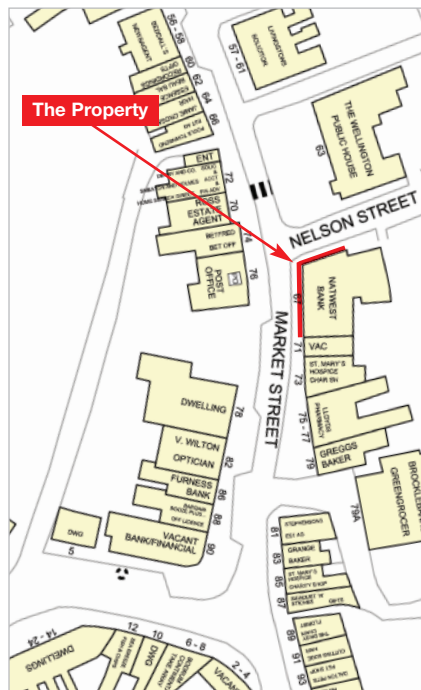
# Dalton-in-Furness

65/71 Market Street  
Cumbria  
LA15 8AE

- **Freehold Grade II Listed Bank Investment with Vacant Upper Floors**
- Bank let to The Royal Bank of Scotland plc until 2027 without breaks
- Upper floors benefit from planning permission for 5 flats
- Prominent corner position in the town centre
- Bank Rent Review in 2020 to a minimum of £11,556.25 pa
- No VAT applicable
- Current Rent Reserved  
**£10,750 pa**  
**Vacant upper floors**

On the Instructions of  
**threadneedle.**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Dalton-in-Furness is a town of some 7,800 people located four miles north-east of Barrow-in-Furness. The property is situated in the town centre fronting Market Street in a mixed residential and retail area. The property, which is in a Conservation Area, is situated in a prominent corner position at the junction of Market Street with Nelson Street in the heart of the town centre. Occupiers close by include Lloyds Pharmacy, Greggs, Post Office, Betfred and a Co-operative Food Supermarket.

**Description**  
This Grade II Listed property is arranged on basement, ground and two upper floors to provide a NatWest banking hall which benefits from storage accommodation in the basement. The upper floors were formerly used as offices and have planning permission for 5 x one bedroom flats. The upper floors are approached via a separate entrance on Nelson Street.

**Planning**

The first and second floors benefit from change of use to residential, dated 21st October 2013, to provide 5 x one bedroom flats. For further information please visit: [www.barrowbc.gov.uk](http://www.barrowbc.gov.uk) Application No. B20/2013/0516.

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://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 no later than 12 noon on Wednesday 26th November by emailing: [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk). Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 61 Dalton-in-Furness'.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	The Royal Bank of Scotland plc (1)	Basement Ground Floor 55 sq m (592 sq ft) 134 sq m (1,442 sq ft)	A term of years from 09.06.2005 expiring 23.06.2027 Rent review in 2020 to a minimum of 7.5% increase FR & I. Service charge cap	£10,750 p.a.	Rent Review in 2020 to a minimum of £11,556.25 p.a.
First and Second	Vacant	First and Second Floors – See Planning Paragraph			

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. Website Address: [www.rbs.com](http://www.rbs.com)

**Total £10,750 p.a.**