



Tenure

Freehold.

Location

Stalybridge, a town with a population of 22,921, is located some 9 miles east of Manchester city centre and 6 miles south of Oldham. The town enjoys good communications, being a short distance from the M67 motorway (Junction 3), linking to the M66 motorway (Junction 11).

The property is situated in the centre of Stalybridge, on the west side of Melbourne Street, opposite its junction with Dearden Street. Occupiers close by include Lloyds Pharmacy, Yorkshire Building Society, Yorkshire Bank, William Hill, NatWest, Lloyds TSB and Pluck Bookmakers.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary storage and staff rooms to the rear.

The basement is currently used for storage and the first floor provides staff and ancillary accommodation. The property also benefits from 4 car parking spaces.

The property provides the following accommodation and dimensions:

Net Frontage	9.45 m	(31' 0")
Shop Depth	10.20 m	(33' 6")
Built Depth	15.00 m	(49' 3")
Basement (not including vaults)	29.00 sq m	(312 sq ft)
Ground Floor	102.47 sq m	(1,103 sq ft)
First Floor	55.46 sq m	(597 sq ft)

Tenancy

The entire property is let to BARCLAYS BANK PLC for a term of 20 years from 6th March 2007 at a current rent of £16,500 per annum, exclusive of rates. The lease provides for rent reviews on the 24th June 2017 and 24th June 2022. The lease contains full repairing and insuring covenants subject to a schedule of condition. The lease also contains a lessee's option to determine in the 15th year. (1)

Tenant Information

Website: www.barclays.co.uk

For the year ended 31st December 2011 Barclays Bank plc reported pre-tax profits of £5.974bn, shareholders' funds of £65.17bn and a net worth of £57.324bn.

(Source: Riskdisk.com 24.05.2012.)

VAT

VAT is not applicable to this lot.

Documents

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

Block Viewings

To be held on Tuesday 27th November by prior appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please email your viewing request with full contact details, including your telephone number, to viewings@allsop.co.uk.

In the subject box of your email, please ensure that you enter **Lot 1 Stalybridge.**

Stalybridge

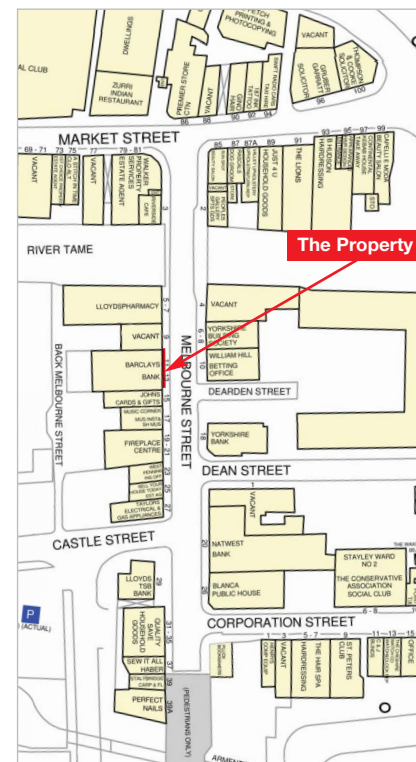
11 Melbourne Street

Cheshire

SK15 2JF

- Freehold Bank Investment
- Let to Barclays Bank plc on a lease expiring 2027 (1)
- Town centre location
- VAT is not applicable
- Rent Review June 2017
- Current Rent Reserved

£16,500 pa



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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