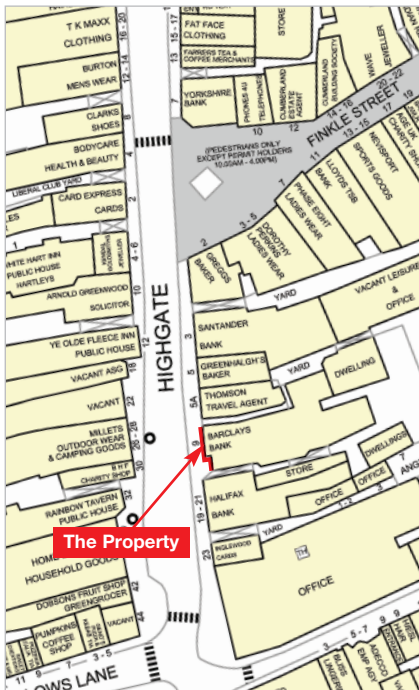


Kendal 9 Highgate Cumbria LA9 4DA

- **Attractive Freehold Bank Investment**
- Let to Barclays Bank plc until 2027 (1)
- Barclays Bank have been in occupation since 1969
- Town centre position adjacent to Halifax and Thomson Travel
- No VAT applicable
- Current Rent Reserved

£87,400 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Kendal, with a population of some 25,461, is the main gateway town to the Lake District. Road communications are excellent with the A65 linking to Junction 36 of the M6 to the south, the A6 running north along the eastern side of the Lake District to Penrith and the M6. The A501 runs west to Windermere.

The property is situated in a conservation area on the eastern side of Highgate between its junction with Finkle Street and Lowther Street in the town centre.

Occupiers close by include Thomson and Halifax Bank (adjacent), Santander, Greggs, Dorothy Perkins, Mountain Warehouse and Betfred amongst many others.

Description

This attractive property was built in 1873 as 'Kendal Bank', and has always been used as a banking hall. It is arranged on basement, lower ground, upper ground, ground and two upper floors to provide a ground floor banking hall with ancillary offices on the upper floors. The basement and lower ground floors being used as storage and ancillary accommodation. The property benefits from 6 car parking spaces to the rear.

For the avoidance of doubt the sale does not include that part of the adjoining property held by Barclays Bank on a separate short lease. There will be an obligation on the tenant to reinstate the party wall.

The property provides the following accommodation and dimensions:

Basement	99.00 sq m	(1,066 sq ft)
Lower Ground Floor	41.15 sq m	(443 sq ft)
Upper Ground Floor	56.30 sq m	(606 sq ft)
Ground Floor	359.05 sq m	(3,865 sq ft)

First Floor	217.85 sq m	(2,345 sq ft)
Second Floor	115.75 sq m	(1,246 sq ft)
Total	889.1 sq m	(9,571 sq ft)

Tenancy

The entire property is let to BARCLAYS BANK PLC for a term of 20 years from 6th March 2007 at a rent of £87,400 per annum. The lease provides for rent reviews on the 29th September 2018 and every fifth year thereafter and 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

The tenant has been in occupation since 1969.

Website Address: www.barclays.co.uk

For the year ended 31st December 2013, Barclays Bank plc reported a turnover of Nil, a pre-tax profit of £2.885bn, shareholders' funds of £60.949bn and a net worth of £53.264bn.

(Source: riskdisk.com 09.06.2014.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

Viewing

Please e-mail viewings@allstop.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing.

Photo ID will be required on the day.

In the subject box of your email, please ensure you enter **Lot 50 Kendal**.

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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