

Barton upon Humber

29 High Street
North Lincolnshire
DN18 5PD

- Freehold Bank and Residential Ground Rent Investment
- Bank let to Barclays Bank plc on a lease expiring in 2027 (2)
- Town centre location
- No VAT applicable
- Rent Review 2016
- Total Current Rents Reserved
£9,900 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The town of Barton upon Humber is located on the south bank of the Humber Estuary, some 46 miles east of Leeds and 6 miles south-west of Hull.

The property is situated on the High Street within the town centre, between its junctions with Finkle Lane and Queen Street.

Occupiers close by include Lloyds Pharmacy and Martin's the Newsagent amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor bank with a self-contained maisonette above, which has been sold off on a long lease.

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

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 6th May by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 29 Barton upon Humber'.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Barclays Bank plc (1)	Banking Hall/Ancillary Strongroom Total	20 years from 11.05.2007 (2) Rent reviews on 24th June 2011 and 5 yearly thereafter FR & I subject to a schedule of condition	£9,900 p.a.	Rent Review 2016
First/ Second	An Individual	Residential – comprising 8 Rooms, Kitchen, Bathroom and WC	Lease expiring 8th December 2129	Peppercorn	Reversion 2129

(1) For the year ended 31st December 2013, Barclays Bank plc reported no turnover, a pre-tax profit of £2.868bn and a net worth of £47.7bn.
(Source: Experian 23.04.2015.)

(2) Please note that the lease incorporates a tenant's option to break at the end of year 15.

Total £9,900 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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