

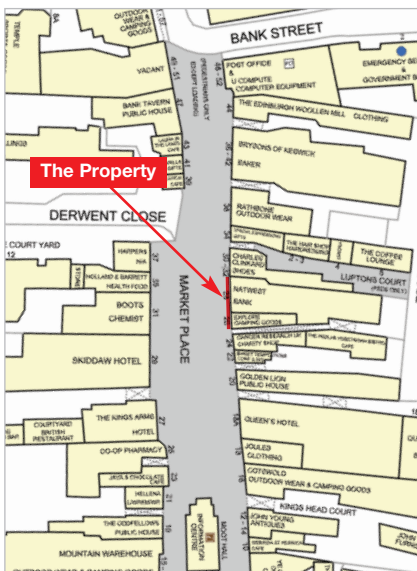
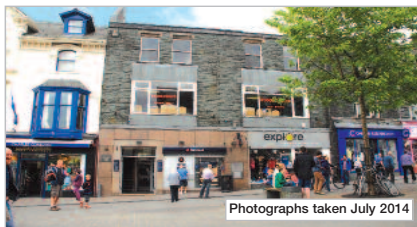
Keswick

26/28 Main Street
Cumbria
CA12 5JD

- Freehold Bank, Shop and Showroom Investment
- Majority let to The Royal Bank of Scotland plc on a lease expiring in 2026
- Excellent pedestrianised trading position
- Popular Cumbria town
- Bank Rent Review 2020 to a minimum of £52,057 pa
- No VAT applicable
- Total Current Rents Reserved
£90,925 pa

On the Instructions of
threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Keswick is an attractive market town situated in the Lake District National Park. The town is situated just north of Derwent Water, one of the area's most popular lakes. It is on the A66 which links Workington and Penrith. The property is situated on the north side of the pedestrianised Main Street at its junction with Market Place, which is the main town centre shopping street. Occupiers close by include Boots, Cancer Research, The Edinburgh Woollen Mill, Cotswold Outdoor, Fat Face, Blacks Outdoor, HSBC, Barclays and Lloyds Bank.

Description
The property is arranged on ground and two upper floors to provide a NatWest Bank unit together with an adjacent shop at ground floor level. The first floor provides showroom accommodation with ancillary storage, which is primarily approached from Main Street and also has staff access from the rear. The second floor is presently void with no means of access.

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
Range from EPC Rating 65-133 Bands C-F (Copies available on 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 Friday 13th March 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 89 Keswick'.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor 26, 26A & 28	The Royal Bank of Scotland plc (1) (t/a NatWest)	Gross Frontage 8.20 m Shop Depth 26.40 m Built Depth 36.60 m (26' 10") (86' 7") (120' 1")	Term of years from 09.06.2005 expiring 23.06.2026 Rent review 2020 to a minimum of 7.5% increase FR & I Service charge cap	£48,425 p.a.	Rent Review 2020 to a minimum of £52,057 p.a.
Part Ground Floor Shop (No. 26)	M, J & J Craghill (t/a Explore)	Gross Frontage 3.55 m Shop Depth 21.70 m Built Depth 26.30 m (11' 8") (71' 2") (86' 4")	10 years from 16.04.2013 Rent review in the fifth year FR & I Tenant option to break in the fifth year	£25,000 p.a.	Rent Review 2018
First Floor	N F Tonkin and P J Robinson	First Floor 351.5 sq m (3,784 sq ft)	15 years from 02.09.2008 Rent review every fifth year FR & I. Tenant option to break 02.09.2018	£17,500 p.a.	Rent Review 2018

(1) RBS has 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers (Source: www.rbs.com).

Total 90,925 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
Seller's Solicitor M Bramley Esq, Nabarro. Tel: 0114 279 4033 e-mail: m.bramley@nabarro.com



Photographs taken July 2014