

Keswick 9 Market Square Cumbria CA12 5BE

- Virtual Freehold Bank Investment
- Let to Barclays Bank plc
- Lease expires 2026 (1)
- Town centre location
- No VAT applicable
- Rent Review 2018
- Current Gross Rent Reserved

£49,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from 29th November 2004 (thus having 990 years unexpired) at a peppercorn rent.

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 in the Market Square, close to its junction with Lake Road in the town centre. Occupiers close by include HSBC, Co-Op Pharmacy, Woolworths, Boots, Lloyds TSB and Britannia.

Description

This attractive building is arranged on basement and ground floor, forming part of a larger building not included in the sale. The property provides a ground floor banking hall with manager's office to side and further ancillary office and staff areas to the rear together with the principal strong room, whilst the basement provides further secure storage.

The property provides the following accommodation and dimensions:

Gross Frontage	8.26 m	(27' 1")
Net Frontage	7.46 m	(24' 6")
Shop Depth	17.02 m	(55' 10")
Built Depth	20.86 m	(68' 5")
Ground Floor Banking Hall	84.6 sq m	(911 sq ft)
Ground Floor Office/Vault/Staff	73.73 sq m	(794 sq ft)
Basement	34 sq m	(366 sq ft)
Total	192.33 sq m	(2,071 sq ft)

Tenancy

The property is let to BARCLAYS BANK PLC for a term of 20 years from 15th June 2006 at a current rent of £49,500 per annum.

The lease provides for rent reviews on 25th March 2013 and every fifth year thereafter. The lease contains full repairing and insuring covenants. (1) There is a lessee's option to determine in the 15th year.

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2012, Barclays Bank plc reported a pre-tax profit of £99m, shareholders' funds of £59.978 billion and a net worth of £52.063 billion. (Source: riskdisk.com 30.05.13.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@allstop.co.uk to be received no later than mid-day on Thursday 3rd October for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 111 Keswick**.

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

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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