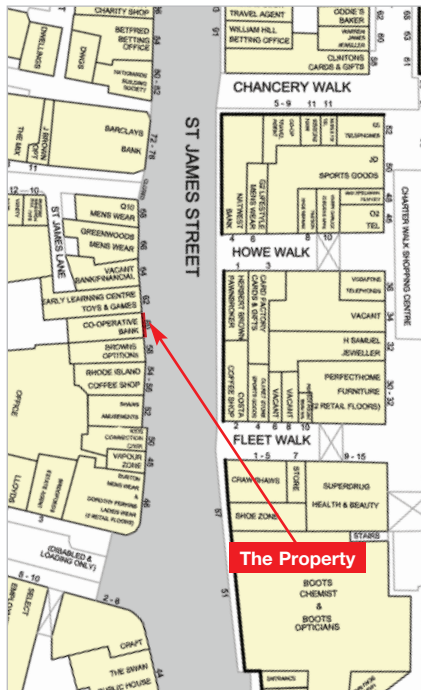


Burnley
60 St James's Street
Lancashire
BB11 1NH

- **Freehold Bank Investment**
- Entirely let to The Co-operative Bank plc until 2022 (1)
- Well located on pedestrianised street in Burnley town centre and opposite The Charter Walk Shopping Centre
- No VAT applicable
- Current Rent Reserved
£29,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Burnley is a busy market town situated 25 miles north of Manchester and 37 miles west of Leeds. The town enjoys good road access, being adjacent to the M65 Motorway (junctions 10 and 11) which in turn link to the M6/M61 Motorways.
The property is well located on the south side of the pedestrianised St James's Street in the heart of Burnley town centre and directly opposite the Charter Walk Shopping Centre.
Occupiers close by include Early Learning Centre (adjacent), Costa Coffee (opposite), Lloyds, Barclays, Nationwide, Santander, NatWest, RBS, Boots Chemist and Burton, amongst many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary/office accommodation above.
The property provides the following accommodation and dimensions:

Gross Frontage	6.28 m	(20' 7")
Net Frontage	5.73 m	(18' 9")
Ground Floor	97.6 sq m	(1,051 sq ft)
First Floor	57.2 sq m	(618 sq ft)

NB. Floor areas taken from www.2010.voa.gov.uk

Tenancy
The entire property is at present let to THE CO-OPERATIVE BANK PLC (not in occupation) for a term of 10 years from 31st October 2012 at a current rent of £29,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.
(1) There is a tenant's option to determine the lease on 31st October 2017.

Tenant Information
Website Address: www.co-operativebank.co.uk

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoop.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 with us in advance no later than 12 noon on Wednesday 28th September. Please email viewings@allsoop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 52 Burnley**.