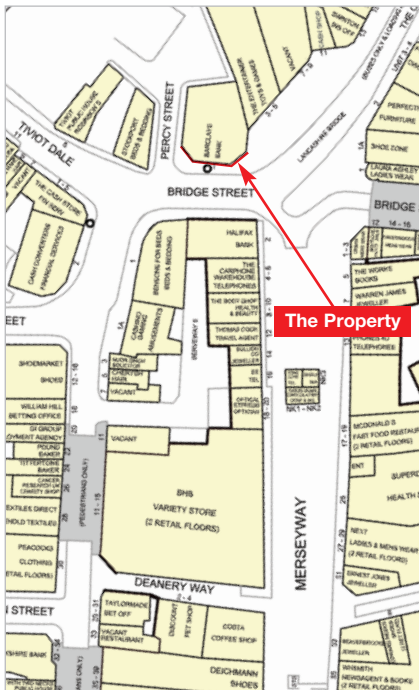


Stockport 1 Bridge Street Cheshire SK1 1XU

- **Freehold Bank Investment**
- Let to Barclays Bank plc on a lease expiring 2026 (1)
- Prominent town centre corner location
- Rent Review 2015
- VAT is not applicable
- Current Rent Reserved
£210,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Stockport, with a population of some 130,000, is situated at the junction of the A6 and M60 (Junction 1), some 6 miles south-east of Manchester city centre and 12 miles north of Macclesfield. Manchester Airport is some 8 miles south-west and there is a direct rail link to London (Euston, 2 hours).

The property is situated within the town centre on Bridge Street at the junction with Merseyway and Warren Street.

Occupiers close by include Poundland, Shoe Zone, Laura Ashley, Halifax Bank, The Entertainer, Bensons for Beds and The Carphone Warehouse. In addition, Sainsbury's and Asda Supermarkets are to the east and the Merseyway Shopping Centre to the west.

Description

The property is arranged on ground and two upper floors. The ground floor provides a banking hall whilst the upper floors provide business banking suites and staff/ancillary facilities. There are WCs on the first and second floors and the property has the benefit of an 8 person passenger lift.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. splays)	22.15 m	(72' 8")
Net Frontage (inc. splays)	21.00 m	(69' 0")
Shop & Built Depth (max)	21.80 m	(71' 8")
Ground Floor Sales	273.2 sq m	(2,941 sq ft)
Ground Floor Strong Room	21.8 sq m	(235 sq ft)
First Floor Public Area	116.2 sq m	(1,250 sq ft)
First Floor Staff Office	67.5 sq m	(727 sq ft)
First Floor Not Used	37.8 sq m	(407 sq ft)
Second Floor Offices & Ancillary	190.5 sq m	(2,051 sq ft)
Total	707 sq m	(7,611 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 3rd August 2006 at a current rent of £210,000 per annum. The lease provides for a rent review on 25th March 2010 and every fifth year thereafter and contains effectively full repairing and insuring covenants, subject to a schedule of condition. The tenant has an option to determine the lease at the end of the 15th year (1).

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2012, Barclays Bank plc reported a turnover of £nil a pre-tax profit of £99.0m, shareholders' funds of £59,978m and a net worth of £52,063m. (Source: riskdisk.com 14.04.2014.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allso.co.uk. In the subject box of your email, please ensure you enter **Lot 31 Stockport**.

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 B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 209 2446 e-mail: bd@bnlaw.co.uk

