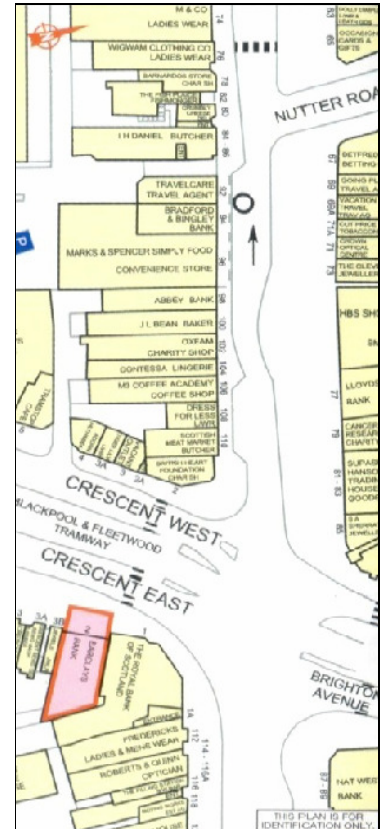


REFERENCE: 7014 – Barclays Bank Plc, Blackpool



Freehold Bank Investment Let to Barclays Bank Plc - Blackpool

ADDRESS: 2/2 A, Crescent East, Cleveleys, Blackpool, Lancashire FY5 3LL

- Freehold Bank Investment.
- Let to Barclays Bank Plc on a new 20 year lease.
- Nearby occupiers include Marks & Spencer, HSBC, Kwik Save and NatWest Bank.
- SPV Available.

LOCATION

The popular seaside resort of Cleveleys boasts one of the area's busiest shopping areas. Cleveleys' impressive array of hotels and guest houses, and proximity to Blackpool (located some 4 miles south) attract a wide range of holidaymakers. Motorway access is via the M6 (Junction 32) some 20 miles south – east.

SITUATION

The property is situated at a prominent junction in the town centre next to the Blackpool and Fleetwood Tramway. Nearby occupiers include Marks & Spencer Food store, Abbey Bank, HSBC, NatWest Bank, Royal Bank of Scotland and Kwik Save Supermarket.

DESCRIPTION

The property comprises ground floor banking hall with offices and ancillary space on the first and second floor.

ACCOMMODATION

Ground Floor (Banking Hall): 1,609 Sq. Ft., First Floor (Offices /Ancillary): 1,023 Sq. Ft., Second Floor (Staff/Ancillary): 397 Sq. Ft. Total Approximate Floor Area: 3,029 Sq. Ft.

TENANCY

Let to Barclays Bank Plc for a term of 20 years from 25 April 2007 until 2027 on a full repairing and insuring lease subject to a Schedule of Condition. The tenant has an option to determine the lease at the end of the 15th year of the term. The rent review is on 25 December 2011 and five yearly thereafter.

RENT: £28,000 per annum.

TENURE: Freehold

VAT IS: Not Applicable

PRICE: Offers in excess of £ 500,000 – 5.6% Net

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