

**REFERENCE:** 8066 – Barclays Bank Plc, Crook



### **Freehold Bank Investment Let to Barclays Bank Plc – Crook**

**ADDRESS:** 7 South Street, Crook, County Durham, DL15 8NE

- Let to Barclays Bank Plc on new lease until 2028.
- Prominent location opposite to town centre's car park as well as 3 parking spaces

#### **LOCATION**

Estimated District Population: 61,000

Miles: 6 miles north-west of Bishop Auckland

11 miles south-west of Durham

20 miles north-west of Darlington

Roads:A1(M), A68, A167, A689, A690

Rail: London Kings Cross (via Bishop Auckland)

Air: Teesside/Newcastle

#### **SITUATION**

The property is situated in a prominent position within a parade of shops opposite the town centre's main car park.

Nearby: Co-Op Welcome, Boots the Chemist and Lloyds TSB

#### **DESCRIPTION**

BANK arranged on the ground and first floors. The property benefits from parking for 3 vehicles.

#### **ACCOMMODATION**

Ground Floor: (Banking Hall/ Ancillary) 1,975 Sq. Ft., First Floor: (Office/ Ancillary) 330 Sq. Ft.

Total Commercial Floor Area: 2,305 Sq. Ft.

#### **TENANCY**

The property is let to Barclays Bank Plc for a term of 20 years from 28 March 2008, FRI, at a current rent of £19,550 p.a. A tenant's option to break at the end of year 15. Next rent review is on 25 December 2013 and 5 yearly thereafter.

**RENT:** £19,550 p.a.

**TENURE:** Freehold

**VAT IS:** Not Applicable

**PRICE:** Offers in excess of £ 395,000 – 4.8% Net

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