

**REFERENCE:** 8057 – Barclays, Downham Market



## Freehold Bank Investment Let to Barclays Bank plc – Downham Market

**ADDRESS:** 13, Bridge Street, Downham Market, Norfolk, PE38 9DR

- Prominent Town Centre Location.
- SPV available
- Adjacent to Public car park plus 5 car parking spaces onsite.
- Nearby: Tesco, Lloyds TSB, Boots, Iceland, Somerfield.

### LOCATION

Downham Market is a small market town 10 miles south of Kings Lynn, 38 miles due west of Norwich and 25 miles to the east of Peterborough.

### SITUATION

The property is situated on Bridge Street adjacent to a public car park and close to the junction with Market Place and High Street. Occupiers close by include Lloyds TSB, Boots, Iceland, Tesco, Bakers Oven, Sue Ryder, Peacocks and Somerfield.

### DESCRIPTION

The property is arranged on ground floor only to provide a banking hall with ancillary office/staff accommodation to the rear. The property has on-site car parking for five cars.

### ACCOMMODATION

The property provides the following accommodation and dimensions:

Gross Frontage 16.30 m (53'6"), Shop Depth 7.75 m (25'5"), Built Depth 21.00 m (68'10")

### TENANCY

The entire property will be let to Barclays Bank plc for a term of 20 years from 4 March 2008 at an initial rent of £21,000 per annum, exclusive of rates. The lease provides for rent reviews on 29<sup>th</sup> September 2012 and every fifth year thereafter and contains full repairing and insuring covenants subject to a schedule of condition. The lease will contain a lessee's option to determine in the 15<sup>th</sup> year.

**RENT:** £21,000 p.a.

**TENURE:** Freehold

**VAT IS:** Not applicable

**PRICE:** Offers in excess of £ 375,000 - 5.4% Net

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