



Tenure

Freehold.

Location

The resort town and ferry port of Fleetwood has a resident population in excess of 27,000 and is located at the mouth of the River Wyne, some 8 miles north of Blackpool and 20 miles south-west of Lancaster.

The property is located on the north side of Lord Street, which acts as the principal retail pitch of the town and is used by the Blackpool Tramway. The A585, which is some 0.1 miles south of the property, leads south towards Blackpool and the M55 Motorway. Occupiers close by include William Hill (opposite), Thomson Travel (adjacent), Poundstretcher, Co-op Travel, Barnardo's, Heron Frozen Foods, Card Factory and Betfred amongst others.

Description

The property is arranged on ground and one upper floor to provide a former ground floor banking hall with ancillary accommodation arranged over the first floor.

The property provides the following accommodation and dimensions:

Ground Floor	166 sq m	(1,787 sq ft)
First Floor	34.1 sq m	(367 sq ft)
Total	200.1 sq m	(2,154 sq ft)

NB. Not inspected by Allsop. Floor areas adopted from www.voa.gov.uk

Tenancy

The entire property is at present let to BARCLAYS BANK PLC (not in occupation) for a term of 10 years from 13th October 2011 at a current rent of £22,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenancy Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2015, Barclays Bank plc did not report a turnover. They reported a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: Experian 07.04.2016.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.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 4th May. Please email viewings@allsop.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 199 Fleetwood**.

Fleetwood

134/136 Lord Street

Lancashire

FY7 6LH

- **Freehold Bank Investment**
- Entirely let to Barclays Bank plc (not in occupation) until October 2021 (no breaks)
- VAT not applicable
- Rent Review October 2016
- Town Centre location close to main car park
- Current Rent Reserved
£22,750 pa

