

### **SITUATION**

Located at the junction with Speedwell Lane opposite the pedestrianised Pow Street and amongst such multiples as **Clydesdale Bank, Sports Direct, Ryman, Greenwoods, Boots** and more.

Workington lies on the main A66 some 8 miles from Cockermouth, 22 miles from Keswick and 40 miles from the M6 (Junction 40) at Penrith.

## **PROPERTY**

An end of terrace building comprising a **Ground Floor Banking Hall** with **Ancillary Accommodation at Basement and First Floor**. In addition, the property benefits from parking at the rear for 3 cars.

VAT is NOT payable in respect of this Lot

**FREEHOLD** 

### **ACCOMMODATION**

Ground Floor Banking Hall
Gross Frontage 27'1"
Internal Width 27'5"
Built Depth 56'9"

WC

**GIA Approx** 

**Basement Ancillary** 

Area Approx 470 sq ft

First Floor Ancillary

Area Approx 670 sq ft

**Total Area Approx** 2,140 sq ft

#### **TENANCY**

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to Barclays Bank Plc (having approx. 1,700 branches) (T/O for Y/E 31/12/12 £34.3 bn, Pre-Tax Profit £99 m and Net Worth £52.1 bn) for a term of 20 years from 2007 at a current rent of £23,600 p.a. exclusive.

1,000 sq ft

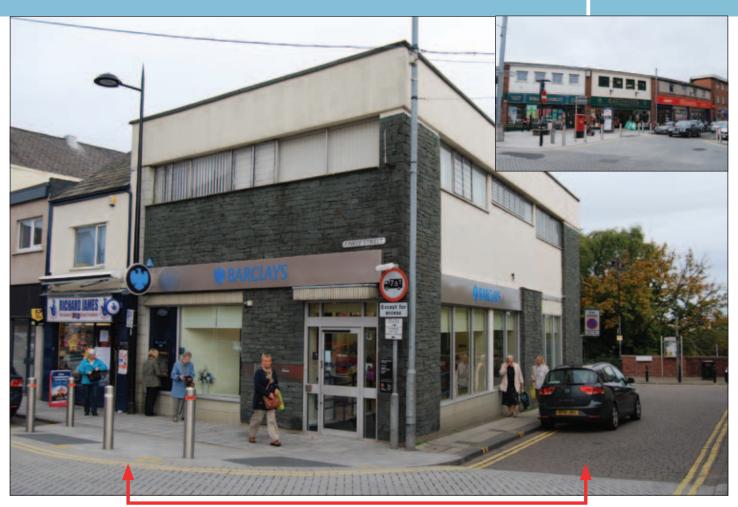
Rent Reviews June 2014 and 5 yearly.

Tenant's Break 2022

£23,600 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER** 

# 2 Finkle Street, Workington, Cumbria CA14 2AY





VENDOR'S SOLICITORS

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