



SITUATION

Located in a prominent position in the Town Centre amongst such multiples as **HSBC, Boots The Chemist, WH Smith, Argos, NatWest, Timpson, Halifax, Thorntons, Hallmark** and many others
Whitchurch is an attractive town which lies just off the A41 some 14 miles south-west of Crewe and 20 miles north of Shrewsbury.

PROPERTY

An attractive property comprising a **Ground Floor Bank with Basement Strongroom and Part First Floor Offices** plus separate front access to **Self-Contained Offices** at part first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & Part First Floor Offices	Ground Floor Bank Gross Frontage 40'6" Internal Width 40'1" Built Depth 42'8" WC Banking Hall/Staff Area Approx. 960 sq ft Mezzanine Area Approx. 240 sq ft Part First Floor Offices Area Approx. 130 sq ft Basement Strongroom Area Approx. 270 sq ft	Barclays Bank Plc (having approx. 1,700 branches) (T/O for Y/E 31/12/13 £36.87bn, Pre-Tax Profit £2.89bn and Net Worth £53.2bn)	20 years from 15th June 2007	£19,000	FRI Rent Reviews 2017 and 2022 Tenant's Break 2022
Part First Floor Offices	Not Inspected	Transworld Import Export Ltd	Expiring 28th September 2130	Peppercorn	FRI
			TOTAL	£19,000	

£19,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts