



SITUATION

Occupying a prominent position on the corner with Bispham Road, opposite **Boots** and **Iceland** and nearby other multiple retailers such as **WHSmith**, **O2**, **Superdrug**, **Costa Coffee** in the heart of the town centre.

Thornton-Cleveleys is a popular coastal town located approximately 4 miles north of Blackpool and approximately 3 miles south of Fleetwood.

PROPERTY

A large end of terrace building comprising a **Ground Floor Bank** with **Ancillary Accommodation** on first and second floors. The property includes an area for parking approx. 3 cars at the rear.

ACCOMMODATION¹

Ground Floor Bank

Area Approx. 2,270 sq ft

First Floor Ancillary

Area Approx. 1,420 sq ft

WCs

Second Floor Ancillary

Area Approx. 310 sq ft

Total Area

Approx. 4,000 sq ft

¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland Plc (t/a Halifax) (T/O for Y/E 31/12/2022 £8.88bn, Pre-Tax Profit £1.137bn and Shareholders' Funds £16bn)** for a term of 15 years from 15th November 2016 (**with no breaks**) at a current rent of **£80,000 per annum** exclusive.

Rent Review 2026

Note 1: The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a Company which has had a Dunn & Bradstreet rating of 5A1 or better in the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant. The landlord can require an AGA.

Note 2: There is a 6 week completion.

£80,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Jane Brooks Law

Tel: 01482 848 101 Ref: Paul Harrison

Email: pjh@janebrookslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

