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# Barclay and Company Limited

Messrs. Barclay Bevan & Co.  
Lombard Street

As requested in the instructions dated the 11<sup>th</sup> May 1896 we have inspected the properties in Lombard Street belonging to Messrs Barclay Bevan & Co. as are particularly shown on the accompanying plan which has been supplied to us.

We beg to report

That the properties are principally Leasehold a small portion only being Freehold.

They comprise the Block of Buildings now occupied by Messrs Barclay Bevan & Co. as their head Bank and known as Nos 49. 50. 51. 52. 53. 54. 55 + 56 Lombard Street to which Street they have a frontage of about 117 feet and include in the rear <sup>premises</sup> known as Allhallows Chambers Pall Alley with frontage thereto also premises with frontage to George Yard.

The buildings have been most substantially erected in Brick and Stone with slated roofs and have an imposing elevation to Lombard Street of Stone and although held under separate Leases as will be hereafter detailed the premises have been reconstructed to form a complete Banking House

On the Second & Third Floors.

Over the George Yard premises and partly over the Bank are 4 Sitting rooms, Kitchen &c. and 7 Bed rooms occupied by members of the Staff, Coffee room and 3 other rooms used in connection with the Bank and rooms for Caretaker and Watchmen.

The site of Nos 1 & 9 Lombard Street (colored Brown on plan) has been used for a staircase giving access to the First Floor over the Bank which together with a portion of the 2<sup>nd</sup> & 3<sup>rd</sup> Floors have been let to Messrs Dalgety & Co. on terms which will be hereafter set forth.

The Banking premises are well lighted and are fitted with all necessary appliances including fire pipes, hydrants &c the Strong rooms are of fire proof construction and fitted with safes and other depositories for securities, plate &c a large outlay having been incurred in this respect.

The entire premises occupy an area of about 10,300 square feet.

We have shown by separate colors on the plan the Freehold portion and the several portions held under the various Leases we cannot however vouch for the absolute accuracy of the several divisional boundaries as the plans supplied to us do not in all cases fit precisely and we have no means of identifying the exact boundaries of each of the portions. In order to avoid future questions we recommend that each Lessor should be invited to agree with the Lessees as to the line of boundary of the portion belonging to his Estate and that the several plans as then may be agreed

should be laid down upon the general plan of the entire property  
The Freehold portion (colored yellow on the plan)  
 consists of No 52 Lombard Street and is situate almost in  
 the centre of the frontage facing Lombard Street and has a  
 superficial area of about 140 square feet, - it is stated to be  
 subject to an annual rent charge of £13: 6: 8 payable to the  
 Almshouse for poor people in the parish of Marshfield in  
 the County of Gloucester

The Leasehold portions are stated to be held as  
 under

No 49 Lombard Street (colored Brown on plan)  
 Held from the Dean and Chapter of Canterbury for a  
 term of 80 years from the 25<sup>th</sup> December 1895 at an annual  
 ground rent of £350.

The Lessees covenant to pay all Rates and Taxes also  
 to repair and Insure in  $\frac{1}{5}$ <sup>ths</sup> of the value.

They also covenant at the expiration of the term to  
 do all works necessary for the adaptation of the premises  
 for use as a shop on the ground floor and Offices on the  
 floors above and restore the party wall between the  
 premises and No 50 Lombard Street and not to assign  
 the premises without written License such license not  
 to be withheld in the case of a respectable and responsible  
 assignee.

No 50 Lombard Street (colored Green on plan)  
 Held from the Haberdashers Company for a term of 8 years  
 from 25<sup>th</sup> Dec<sup>r</sup> 1894 expiring 25<sup>th</sup> Dec<sup>r</sup> 1902 at an annual  
 ground rent of £410

The Lessees covenant to pay all rates and taxes

also to repair and insure.

There are restrictions as to user of premises which cannot be assigned without license from Lessors.

The Lessees also covenant not to build or make any structural alterations without the written consent of the Lessors.

No 51 Lombard Street and premises in Ball Alley known as Allhallow's Chambers colored Red on the plan.

Held from the Churchwardens of St. Sepulchre for a term of 99 years from 25<sup>th</sup> March 1863 expiring 25<sup>th</sup> March 1962 at a Ground rent of £520 per annum to Lady Day 1900 and then £800 per annum to expiration of term.

The Lessees covenant to pay all rates and taxes to repair and insure.

The Lessees also covenant to convert and disconnect the premises from all other premises with which they may be connected and make a fit and convenient Entrance and reinstate the premises as a distinct and separate messuage to the satisfaction of the Surveyor or Architect of the Lessors before the expiration of the term granted.

Nos 53 and 54 Lombard Street (colored Blue on the plan) Held from the Vintners Company for a term of 99 years from the 29<sup>th</sup> Sept 1862 expiring Michaelmas 1961 at a Ground rent of £900 per annum and £30 per annum in lieu of Land tax.

The Lessees covenant to pay all rates and taxes to repair and insure.

The Lessees covenant that they will before the end of the term build party or other walls dividing the messuages and building on the premises to the satisfaction of the Lessors.

There are also restrictive covenants as to user of the premises and not to assign same except to future Partners in Banking house without license in writing from Lessors.

N<sup>os</sup> 55 and 56 Lombard Street (colored purple on plan)  
Held from Samuel Foster and Henry Goodford Esq<sup>re</sup> for a term of 99 years from 29<sup>th</sup> Sept-1862 expiring Michaelmas 1961 at a rent of £600 per annum.

The Lessees covenant to pay all rates and taxes to repair and insure.

The premises are not to be used for other purposes than as a Banking house or Offices.

The Lessees covenant that they will at least three months before the expiration of the Lease to the satisfaction of the Lessors close up all openings made in party walls next adjoining the premises N<sup>o</sup> 54 so as to completely separate N<sup>o</sup> 55.

The house in George Yard Lombard Street  
(colored Salmon on plan)  
Held from A. A. Chapman Esq<sup>re</sup> and others for a term of 99 years from 25<sup>th</sup> March 1863 expiring Lady Day 1962 at a rent of £250 per annum.

The Lessees covenant to pay all rates and taxes to repair and insure.

There are certain restrictive covenants as to

user of premises.

The portion of the premises occupied by Messrs Dalgety are stated to be let to them on Lease for a term of 7, 14, or 21 years at an annual rent of £1800 the Landlord paying all rates and taxes and maintaining the lift and keeping the roof and outside in order.

The ground rents payable under the above Leases are therefore as under

	L.	s.	d.
N <sup>o</sup> 49 Lombard Street	350	"	"
N <sup>o</sup> 50 Lombard Street	410	"	"
N <sup>o</sup> 51 Lombard Street and Allhallow's Chambers	520	"	"
To be increased to £800 after Lady Day 1900			
N <sup>os</sup> 53 & 54 Lombard Street	900	"	"
Land Tax	30	"	"
N <sup>os</sup> 55 & 56 Lombard Street	600	"	"
House in George Yard	250	"	"
Total amount of Leasehold ground rents	3360	"	"
Rent charge in respect of N <sup>o</sup> 52 Lombard Street		13	6 8
Total rents paid	3373	6	8
Rent received from Messrs Dalgety	1800	"	"
Net rent &c payable	1573	6	8

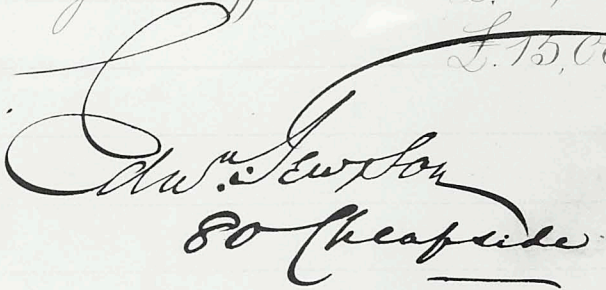
We have agreed the value of the Freehold of N<sup>o</sup> 52 Lombard Street together with the value of the Leasehold interest in N<sup>os</sup> 49, 50, 51, 53, 54, 55 and 56 Lombard Street and in the premises known as Allhallow's Chambers Ball Alley and George Yard in the rear at the sum of Two hundred and Twenty five thousand

pounds (£225,000) subject to confirmation by the Committee.

We have also agreed the value of the Furniture and Fittings in the above premises, inclusive of the Electric installation Engine and Dynamo at the sum of Five thousand five hundred pounds (£5,500).

It is understood that all works now in progress and for which contracts are out are to be completed by and at the expense of the Vendors.

We recommend the Insurance of the premises at the sum of	£. 65,000
The Furniture and Fittings and Effects	£. 5,500
One years rent	£. 15,000

  
 W. Newton  
 80 Cheapside

July 1896

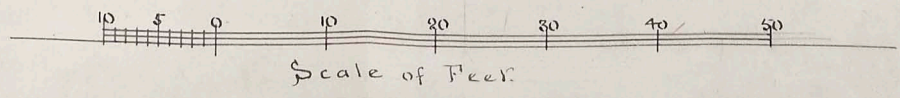
William H Wainwright  
 Esq  
 130 Mount Street  
 Berkeley Square

Mess<sup>rs</sup> Barclay & Co.  
Lombard Street.

Ground Floor Plan of Banking Premises



*The first floor and floors over extend  
over the Archway from A to B and C to D.*



A. W. Blomfield & Sons  
Architects  
July. 7. 1896