

lot 32

3 Bridge Street Pershore, Worcestershire WR10 1AJ

Rent
£38,100
per annum
exclusive

Freehold Bank and Office Investment

- Basement, ground and part first floor let to Barclays Bank plc on a 20 year lease until 2028 (subject to option)
- Upper floors office let to First Response Training and Consultancy Services Limited

- Town Centre Location
- Nearby occupiers include HSBC, Tesco Express and Superdrug



Location

Miles: 10 miles south-east of Worcester
37 miles south of Birmingham
Roads: A44, A46, M5
Rail: Pershore Rail Station
Air: Birmingham Airport

Situation

Pershore is an attractive market town located on the banks of the River Avon, some 10 miles from Worcester. The property is situated in the town centre on the eastern side of Bridge Street, at its junction with both Broad Street and High Street. Nearby occupiers include HSBC, Tesco Express, Superdrug and a number of independent retailers.

Description

The property, an attractive Grade II listed building, comprises a ground floor banking hall with storage basement accommodation and first floor offices with additional self-contained office accommodation on part first and second floors, accessed from the rear. The property benefits from a small yard to the rear.

Tenure

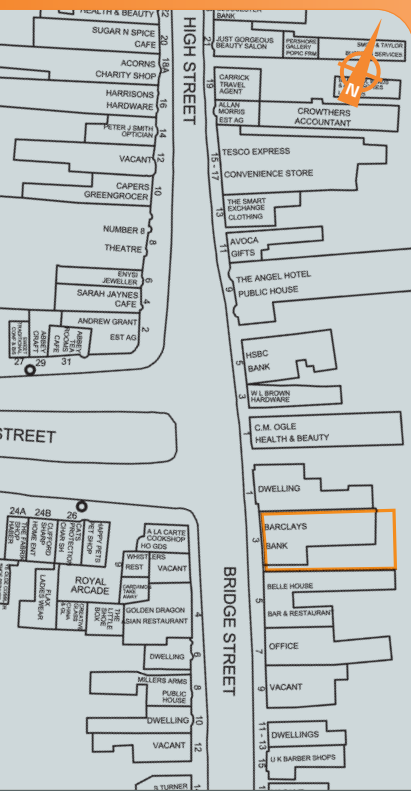
Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	246.60 sq m (2,654 sq ft)	BARCLAYS BANK PLC (1)	20 years from 02/07/2008 until 01/07/2028 (2)	£31,600	25/03/2018 and 25/03/2023
Basement	Storage	33.20 sq m (357 sq ft)				
Part First	Office	60.21 sq m (648 sq ft)				
Part First	Office	12.70 sq m (137 sq ft)	FIRST RESPONSE TRAINING AND CONSULTANCY SERVICES LIMITED (3)	9 years from 27/01/2011 until 26/01/2020	£6,500	27/01/2017
Second	Office	59.50 sq m (640 sq ft)				
Totals		412.21 sq m (4,436 sq ft)			£38,100	

- (1) For the year ending 31/12/2013, Barclays Bank plc reported a pre-tax profit of £2,868,000,000 and a total net worth of £47,700,000,000. (Source: www.riskdisk.com 05/06/2014).
- (2) The lease provides an option to determine on the expiry of the fifteenth anniversary of the term.
- (3) First Response Training and Consultancy Services Limited is an established and expanding provider of Health & Safety services to the UK. (Source: www.firstresponsetraining.com 10/06/2014).

For further details please contact:

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