

lot 20

**Lloyds Bank, 39 High Street  
Clebury Mortimer, Nr Ludlow, Shropshire DY14 8DH**

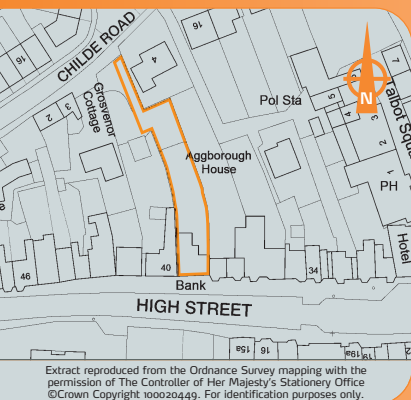
Rent  
**£8,500**  
per annum  
exclusive

**Freehold Bank Investment**

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Located in an attractive market town
- Prominently situated on the High Street



On behalf of Administrators  
**ZC ZOLFO COOPER**



**Location**

Miles: 11 miles west of Kidderminster  
11 miles east of Ludlow  
29 miles south-west of Birmingham City Centre  
Roads: A4117, A456, A49, A442  
Rail: Kidderminster Rail Station, Ludlow Rail Station  
Air: Birmingham International Airport

**Situation**

Clebury Mortimer is an attractive market town located equidistant between Kidderminster and Ludlow. The property is prominently situated in the heart of the Town Centre on the north side of the High Street.

**Description**

The property comprises a ground floor banking hall with ancillary accommodation on first and second floors. The property also has basement and attic levels which are accessible via a hatch.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Note**

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Viewings**

There will be one block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Tel: +44 (0)20 7034 4801. Email: henry.wilkinson@acuitus.co.uk

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Ancillary	104.72 sq m	(1,127 sq ft)	<b>LLOYDS BANK PLC (1)</b>	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£8,500 (2)	24/06/2016 (23/06/2021)
First	Ancillary	46.07 sq m	(496 sq ft)				
Second	Ancillary	29.1 sq m	(314 sq ft)				
Attic		Not Inspected					
Basement		Not Inspected					
<b>Totals</b>		<b>179.89 sq m</b>	<b>(1,937 sq ft)</b>			<b>£8,500 (2)</b>	

- (1) For the year ending 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894,000,000 and a net worth of £34,109,000,000. (Source: www.riskdisk.com 20/08/2014)
- (2) The lease provides for a tenant's option to determine on the 23rd June 2016 on 6 months' written notice. If the option to determine is not activated, the tenant will benefit from a 6 month rent free period from 24th June 2016.

**For further details please contact:**

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**Buyer's Legal Title Report**

by **Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

**Solicitors:**

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