

# Lloyds Bank, 87 Far Gosford Street Coventry, Warwickshire CV1 5DP

lot 33

## Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Substantial property in prominent corner position
- Nearby occupiers include Domino's and Costcutter

Rent  
**£17,000**  
per annum  
exclusive



On behalf of Administrators



## Location

Miles: 20 miles east of Birmingham  
20 miles south-west of Leicester  
Roads: M6, M42, M40, M25, M1  
Rail: Coventry Rail  
Air: Birmingham International Airport

## Situation

The property is located one mile east of Coventry City Centre on the northern side of Far Gosford Street at its junction with the A428 and the A4600 dual carriageway which is the main road linking the city centre and inner ring road with the A46 Coventry Bypass.

## Description

The property comprises a ground floor banking hall with ancillary accommodation on first and second floors.

## 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: 020 7034 4861. 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	174.58 sq m	(1,879 sq ft)	<b>LLOYDS BANK PLC</b> (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£17,000 (2)	24/06/2016 (23/06/2021)
First	Ancillary	72.27 sq m	(778 sq ft)				
Second	Ancillary	95.92 sq m	(1,033 sq ft)				
<b>Totals</b>		<b>342.77 sq m</b>	<b>(3,690 sq ft)</b>			<b>£17,000 (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:

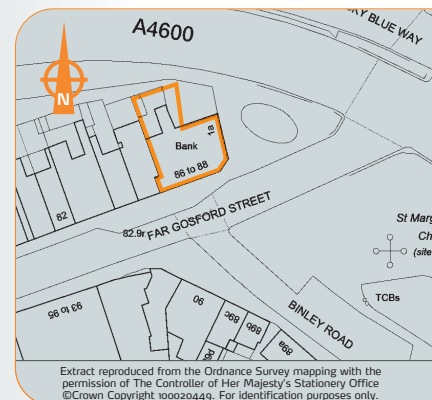
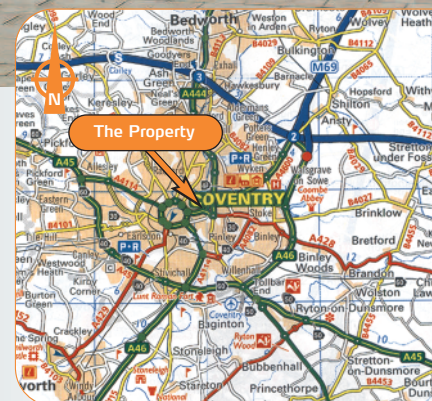
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## Buyer's Legal Title Report

by **Dentons UKMEA LLP**   
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

## Solicitors:

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Ref: Natalie Bromley.



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