

152/155 High Street Blackheath, West Midlands B65 0EA

lot 44

Freehold Bank Investment

- Entirely let to Lloyds Bank plc
- Renewed 10 year lease until June 2022 (subject to option)
- Prominent Town Centre location
- Large self-contained flat included within the lease
- Neighbouring occupiers include Boots the Chemist, Betfred, NatWest, Heron Foods and Blackheath Library

Rent
£22,500
per annum
exclusive



Location

Miles: 6 miles west of Birmingham
4 miles south-west of West Bromwich
9 miles south of Wolverhampton
Roads: A4100, A4034, M5 (Junction 2)
Rail: Rowley Regis
Air: Birmingham International Airport

Situation

The property is prominently situated on the north side of the High Street close to its junction with Beet Street. Neighbouring occupiers include Boots the Chemist, Betfred, NatWest, Heron Foods and Blackheath Library, with Wilkinson and Iceland also nearby. Immediately to the rear of the property is a public pay and display car park.

Description

The property comprises a ground floor banking hall with ancillary accommodation and a self-contained residential flat on the first floor, which is accessed from the rear. The property benefits from a substantial frontage to the High Street and car parking to the rear for approximately 12 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.
Telephone: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/Ancillary	202.30 sq m (2,178 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2012 until 2022 on a full repairing and insuring lease (2)	£22,500	24/06/2017
First	Ancillary	83.90 sq m (903 sq ft)				
First	Residential	Self-Contained Flat				
Total Commercial Area		286.20 sq m (3,081 sq ft)			£22,500	

(1) For the year ending 31/12/2013, Lloyds Bank plc reported pre-tax profits of £894,000,000 and a total net worth of £34,109,000,000.
(Source: www.riskdisk.com 19th August 2014)

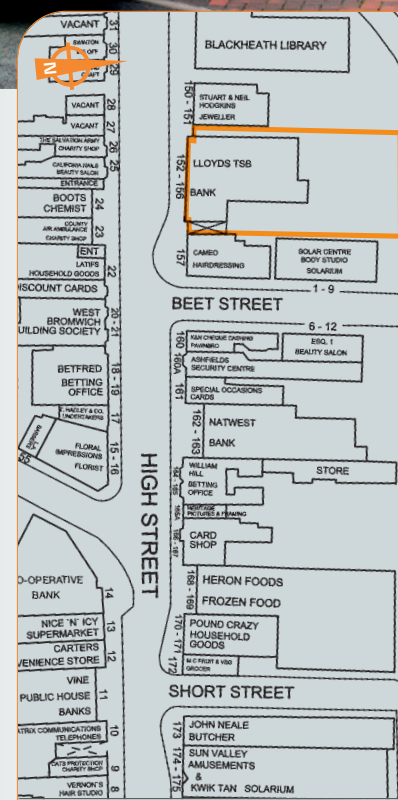
(2) The lease, which was a renewal of a previous lease, provides for a tenant option to determine the lease on 23rd June 2017.

For further details please contact:

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