

lot 50

27/28 Vicar Street Kidderminster, Worcestershire DY10 1DA

Rent
£85,000
per annum
exclusive

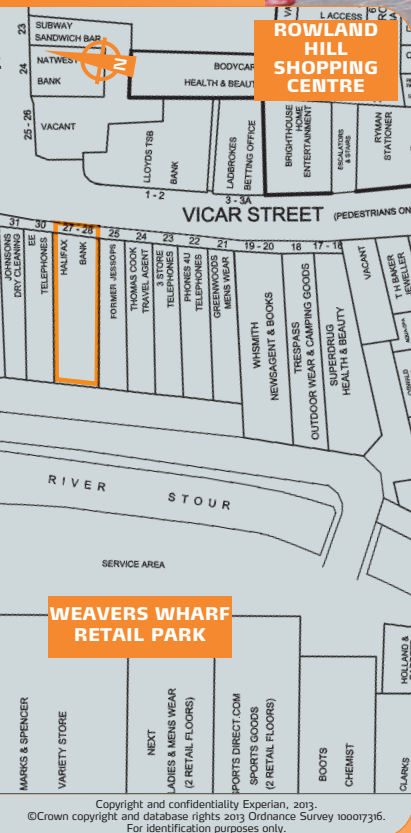
Freehold Bank Investment

- Let to Halifax Limited – a part of Lloyds Banking Group plc
- Approximately 555.90 sq m (5,984 sq ft)
- Located close to Weavers Wharf Retail Park and Rowland Hill Shopping Centre
- Pedestrianised town centre location



On the Instructions of
M Nardini and T Perkin
of CBRE Limited acting as
Joint Fixed Charge Receivers

CBRE



Location

Miles: 17 miles south of Wolverhampton
19 miles south-west of Birmingham
Roads: A448, A456, M5, M42
Rail: Kidderminster Railway Station
Air: Birmingham

Situation

The property is situated on the western side of Vicar Street, a popular pedestrianised thoroughfare in the heart of Kidderminster town centre. Vicar Street benefits from good pedestrian footflow as a result of its proximity to Weavers Wharf Retail Park where Marks & Spencer, Debenhams, Next, Boots the Chemist and Sports Direct are all represented. WHSmith, Superdrug, Lloyds Bank and a large British Heart Foundation shop are all represented on Vicar Street.

Description

The property comprises a large ground floor banking hall with offices/ancillary accommodation arranged on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall/ Ancillary	280.55 sq m	(3,020 sq ft)	HALIFAX LIMITED (i)	15 years from 30/10/2003 on a full repairing and insuring lease	£85,000	29/10/2018
First	Office/ Ancillary	275.35 sq m	(2,964 sq ft)				
Totals		555.90 sq m	(5,984 sq ft)			£85,000	

(i) t/a Halifax. The lease was originally vested in the name of Halifax plc, who changed their name to Halifax Limited in 2007. Halifax is a division of Bank of Scotland plc who are a wholly owned subsidiary of Lloyds Banking Group plc. (Source: www.lloydsbankinggroup.com)

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