

lot 62

## TSB Bank, 71 Teme Street Tenbury Wells, Nr. Ludlow, Worcestershire WR15 8AQ

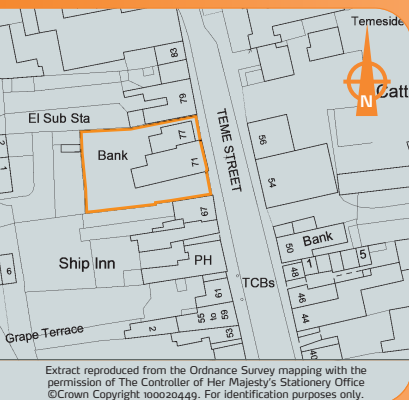
Rent  
**£14,000**  
per annum  
exclusive

### Freehold Bank Investment

- Entirely let to TSB Bank plc until 2021 (subject to option)
- Nearby occupiers include Barclays Bank, Spar Convenience Store and Post Office
- Tenant in occupation for at least 18 years
- Substantial parking to the rear of the property



On behalf of Administrators

 **ZOLFO COOPER**


### Location

Miles: 9 miles south-east of Ludlow  
21 miles north-west of Worcester  
Roads: A456, A49  
Rail: Leominster Rail, Ludlow Rail  
Air: Birmingham International Airport

### Situation

Tenbury Wells is a market town located some 21 miles north-west of Worcester. The property is located on Teme Street (A4112) close to its junction with the A456, with nearby occupiers including Barclays Bank, Spar Convenience Store and a Post Office.

### Description

The property comprises a ground floor banking hall with first floor ancillary accommodation and parking to the rear for 15 cars.

### 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/	220.39 sq m	<b>TSB BANK PLC (1)</b>	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£14,000 (2)	24/06/2016 (23/06/2021)
First	Ancillary	36.85 sq m				
<b>Totals</b>		<b>257.24 sq m</b>			<b>£14,000 (2)</b>	

(1) For the year ending 31st December 2013, TSB Bank plc reported a pre-tax profit of £74,500,000 and a net worth of £1,295,200,000. (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:

#### Jo Seth-Smith

Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk

#### Gwen Thomas

Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**www.acuitus.co.uk**

### 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:

#### Addleshaw Goddard LLP

100 Barbirolli Square, Manchester M2 3AB.  
Tel: +44 (0)161 934 6445.  
Email: natalie.bromley@addleshawgoddard.com  
Ref: Natalie Bromley.