

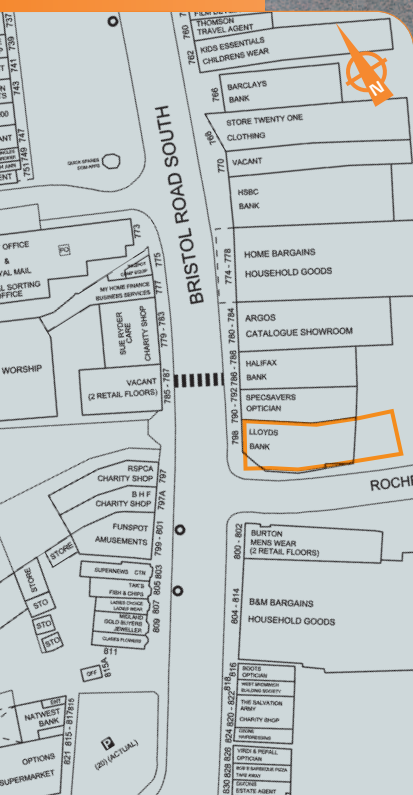
lot 25

794/798 Bristol Road South  
Northfield, Birmingham, West Midlands B31 2NP

Rent  
**£70,000**  
per annum  
exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank plc
- Prominent corner position on busy retailing thoroughfare
- Nearby occupiers include Barclays Bank, HSBC, Boots, Specsavers and Argos



**Location**

Miles: 6 miles south-west of Birmingham city centre  
Roads: A38, A441, M5 (Junction 3 & 4), M42 (Junction 2)  
Rail: Northfield Railway Station (Approx. 19 mins to Birmingham New Street Railway Station)  
Air: Birmingham International Airport

**Situation**

Northfield is a predominantly residential district of Birmingham, south-west of the city centre. The property is prominently situated in a corner position on the eastern side of Bristol Road South, Northfield's main retailing thoroughfare, at its junction with Rochester Road. Neighbouring and nearby occupiers include Barclays Bank, HSBC, Boots, Specsavers, Argos, Home Bargains and B&M.

**Description**

The property comprises a banking hall with ancillary accommodation on the ground floor, basement storage accommodation and first floor office accommodation which can be accessed internally or via a separate entrance from Bristol Road South. The property benefits from rear servicing and car parking provisions.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Viewings**

There will be a **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 4861.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall/Ancillary	243.12 sq m (2,617 sq ft)	<b>LLOYDS BANK PLC (1)</b>	8 years from 23/06/2011 on a full repairing and insuring lease	£70,000	22/06/2019 (2)
Basement	Ancillary	53.14 sq m (572 sq ft)				
First	Office	189.14 sq m (2,036 sq ft)				
<b>Totals</b>		<b>485.40 sq m (5,225 sq ft)</b>			<b>£70,000</b>	

- (1) For the year ending 31st December 2014, Lloyds Bank plc reported pre-tax profits of £2,289,000,000 and a total net worth of £39,827,000,000. (Source: www.riskdisk.com 05/06/2015)
- (2) The lease provided a tenant's option to determine in June 2015. The tenant did not exercise this break option and the notice period has now passed.

**For further details please contact:**

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**Buyer's Legal Report Service**

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

**Seller's Solicitors:**

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