

lot 35

125 High Street
Harborne, Birmingham B17 9PP

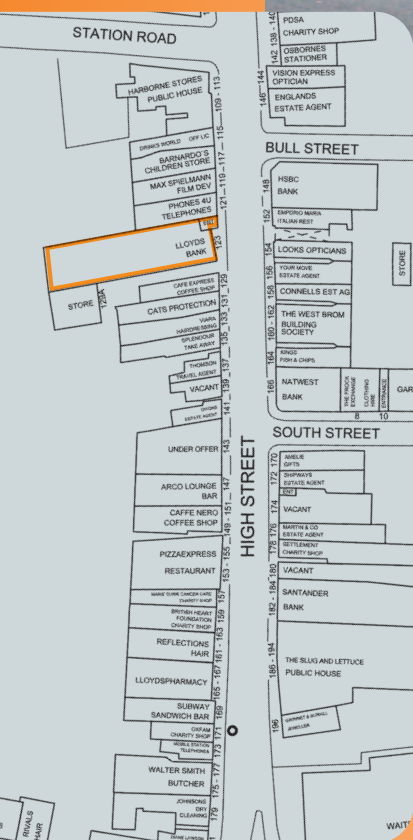
Rent
£75,000
per annum
exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank Plc
- High Street location just 1 mile from the University of Birmingham
- Potential development opportunity at first floor (subject to consents)
- Nearby occupiers include HSBC, Superdrug, WH Smith and Caffè Nero



On behalf of
Joint LPA Receivers



Location

Miles: 4 miles south-west of Birmingham
7 miles south-east of Dudley
23 miles north-east of Worcester
Roads: A4040, A38, M5 (Junction 3)
Rail: University (Birmingham) Rail
Air: Birmingham International Airport

Situation

The property is situated in the popular student area of Harborne, 4 miles south-west of Birmingham City Centre and 1 mile north-west of The University of Birmingham. The property sits on the northern side of the High Street near its junction with Station Road. Nearby occupiers include HSBC, Superdrug, WH Smith and Caffè Nero.

Description

The property comprises a ground floor banking hall with self-contained first floor office/ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers 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 **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site.
Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Review
Ground	Bank	258.91 sq m (2,787 sq ft)	LLOYDS BANK PLC (1)	10 years from 30/10/2012 until 29/10/2022 on a full repairing and insuring lease (2)	£75,000	30/10/2017
First	Office/Ancillary	287.90 sq m (3,099 sq ft)				
Totals		546.81 sq m (5,886 sq ft)			£75,000	

- (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: Experian Group 18/01/2016)
- (2) The lease provides the option to determine on 30/10/2017.

For further details please contact:

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