Freehold Bank Investment

VDS BANK

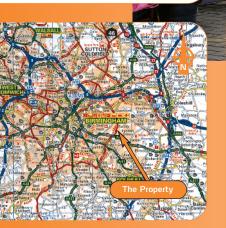
lot 40 98-104 Church Road (even) and 567 Hob Moor Road Yardley, Birmingham B25 8UZ

39,500 er annum xclusive

- Entirely let to Lloyds Bank Plc
- Prominent corner location at the junction of the A4040, Yew Tree Lane and Hob Moor Road
- Located opposite Yew Tree Retail Park which houses occupiers including KFC, Boots and The Co-Operative

LLOYDS BANK

On behalf of **Joint LPA Receivers**





- Miles: 4 miles south-east of Birmingham
 - 15 miles north-west of Coventry
- 28 miles north-east of Worcester Roads: A45, M42 (Junction 7), M6 (Junction 4) Rail: Tyseley Rail (10 minutes to Birmingham Snow Hill) Air: Birmingham International Airport

The property is located in Yardley, a village located between Birmingham city centre and Birmingham International Airport. The property is situated on Church Road at the junction of the A4040, Yew Tree Lane and Hob Moor Road in the established Yew Tree retail area. The property is located opposite Yew Tree Retail Park which houses occupiers including KFC, Boots and The Co-operative. Other nearby occupiers include Subway, Iceland and Greggs.

LLOYDS BANK

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The property comprises a ground floor banking hall with first floor office/ancillary accommodation benefitting from both internal and external access.

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oor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
ound st	Banking Hall/Ancillary Ancillary	292.30 sq m 136.80 sq m	(3,146 sq ft) (1,473 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2013 until 23/06/2023 (2)	£39,500	23/06/2018
tals		429.10 sq m	(4,619 sq ft)			£39,500	

Freehold.

Note

VAT is applicable to this lot. **Six Week Completion**

For the year ending 31st December 2014, Lloyds Bank Plc reported a pre-tax profit of £2,289,000,000 and a total net worth of £39,827,000,000. (Source: www.riskdisk.com 18/12/2015)
The lease provides an option to determine the lease on 24/06/2018.

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Receivers are not bound to accept the highest or any offer and are

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

acting in respect of this sale without personal liability

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