

lot 40

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

Rent
£39,500
per annum
exclusive

Freehold Bank Investment

- 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



On behalf of
Joint LPA Receivers



Location

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

Situation

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.

Description

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

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.

Tenancy and accommodation

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

- (1) 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)
- (2) The lease provides an option to determine the lease on 24/06/2018.

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