

lot 10

3 George Street Tamworth, Staffordshire B79 7LA

Rent
£62,000

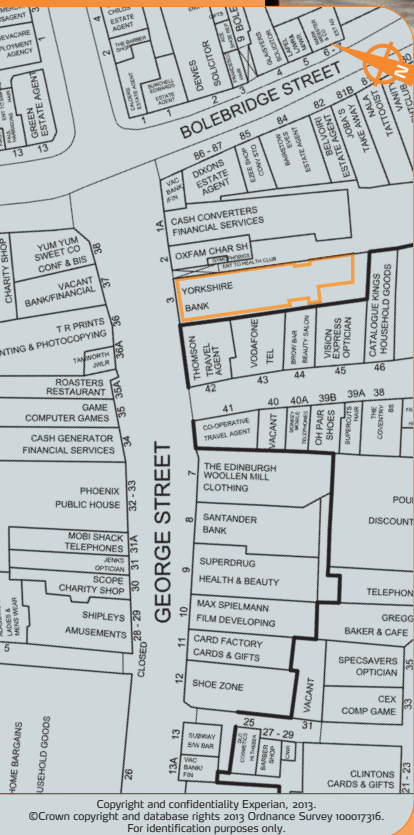
Prime Freehold Bank Investment

- Entirely let to Clydesdale Bank Plc t/a Yorkshire Bank
- Prime pedestrianised location adjacent to the entrance to the Ankerside Shopping Centre

- Situated in an Affluent Market Town
- Nearby occupiers include Superdrug, Santander, Lloyds Bank and Burton



On Behalf of a Major
Fund Manager



Location

Miles: 14 miles north east of Birmingham
23 miles north of Coventry
30 miles west of Leicester
Roads: A5, M42 (Junction 10)
Rail: Tamworth Railway Station
Air: Birmingham International Airport

Situation

Tamworth is a popular market town some 14 miles north-east of Birmingham. The property is situated in a prime retail position immediately adjacent to the principal entrance to the Ankerside Shopping Centre which houses occupiers including Argos, Costa, Boots and Carphone Warehouse. Other nearby occupiers include Superdrug, Santander, Lloyds Bank and Burton.

Description

The property, an attractive Grade II listed building, comprises a ground floor banking hall with first floor staff and ancillary accommodation. The property benefits from car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	235.60 sq m (2,536 sq ft)	CLYDESDALE BANK PLC t/a Yorkshire Bank (1) (2)	10 years from 25/12/2013 on a full repairing and insuring lease (3)	£62,000	25/12/2018 (25/12/2023)
First	Ancillary	139.54 sq m (1,502 sq ft)				
Total		375.14 sq m (4,038 sq ft)			£62,000	

- (1) Founded in Glasgow in 1838, Clydesdale Bank plc is one of the largest banks in Scotland. Yorkshire Bank is a trading name of Clydesdale Bank plc and joined the Group in 1990, operating from over 150 branches and 22 business and private banking centres in the UK. (Source: www.cybg.com 04/11/2016)
- (2) Yorkshire Bank was founded in 1859 in Halifax, West Yorkshire. Yorkshire Bank has 182 retail branches, a strong personal customer base and a business banking capability through a UK-wide network. Yorkshire Bank is a trading name of Clydesdale Bank Plc. (Source: www.ybonline.co.uk 07/11/2016)
- (3) The lease provides a tenant option to determine on 24/12/2018.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

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



Seller's Solicitors:

Hamblins LLP
Roxburghe House, 273-287 Regents Street,
London, W1B 2AD
Tel: +44 (0)207 355 6112
Email: jholder@hamblins.co.uk
Joseph Holder