

# Lot 27

£68,000 per annum  
exclusive

## Barclays Bank, 313 High Street, West Bromwich, West Midlands B70 8LU

Freehold Bank and Office Investment



### Key Details

- Majority let to Barclays Bank Plc until 2026 (subject to option)
- Offices let to Solicitors
- Prominent corner position on High Street
- Close Proximity to the Astle Retail Outlet Park and Kings Square and Queens Square Shopping Centres

### Location

**Miles:** 5 miles north-west of Birmingham City Centre  
8 miles south-east of Wolverhampton  
**Roads:** M5 (Junction 1), M6 (Junction 8)  
**Rail:** Sandwell & Dudley Railway Station  
**Air:** Birmingham Airport

### Situation

The property is situated in a prominent corner position on the north side of High Street and at its junction with Lombard Street in the town centre. The property is within close proximity to the Astle Outlet Retail Park whose occupiers include Marks & Spencer, Gap, Nike and Trespas outlets, as well as the Queens Square and Kings Square Shopping Centres. Other neighbouring occupiers include TSB, NatWest and HSBC banks.

### Description

The property, a purpose built banking premises, comprises ground floor banking hall accommodation with ancillary accommodation in the basement and on part of the first floor. The property also comprises separate self-contained office accommodation on the remaining part of the ground and first floors which is accessed from High Street.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Banking Hall	405.99 sq m	(4,370 sq ft)	BARCLAYS BANK	20 years from 22/06/2006 (2)	£43,000	29/09/2021 (21/06/2026)
First	Ancillary	25.83 sq m	(278 sq ft)	PLC (1)			
Basement	Ancillary	87.89 sq m	(946 sq ft)				
Ground	Office	43.85 sq m	(472 sq ft)	INDIVIDUAL t/a	10 years from 01/01/2015	£25,000	01/01/2019 01/01/2022 (31/12/2025)
First	Office	195.93 sq m	(2,109 sq ft)	HRS Family Law Solicitors			

**Totals** 759.49 sq m (8,175 sq ft) £68,000

- (1) For the year ending 31st December 2015, Barclays Bank Plc reported a pre-tax profit of £2,841,000,000 and a total net worth of £55,845,000,000 (Source: Experian Group: 25/04/2017).  
(2) The lease provides for a tenant option to determine the lease on 21/06/2021.



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