

117/119 The Parade,  
Sutton Coldfield, West Midlands B72 1PU

Freehold Bank Investment

Lot 30

£83,000 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Banking Hall/Ancillary	294.03 sq m (3,165 sq ft)	BANK OF SCOTLAND	15 years from 14/11/2007	£83,000
First	Offices/Ancillary	282.42 sq m (3,040 sq ft)	PLC (1)	on a full repairing and insuring lease	
Second	Ancillary (restricted access)	32.90 sq m (354 sq ft)	t/a Halifax Bank		
<b>Total</b>		<b>609.35 sq m (6,559 sq ft)</b>			<b>£83,000</b>

(1) Bank of Scotland Plc is a wholly owned subsidiary of Lloyds Banking Group Plc, which operates from the high street fascias of Lloyds Bank, Halifax and Bank of Scotland. For the year ending 31st December 2017, Lloyds Banking Group Plc reported pre-tax profits of £5,275,000,000 and a total net worth of £43,998,000,000 (Sources www.lloydsbankinggroup.com and Experian Group 20/09/2018).

Key Details

- Let to Bank of Scotland Plc
- Approximately 6,559 sq ft
- VAT-free bank investment
- Close to The Gracechurch Shopping Centre and Newhall Walk Retail Park that houses retailers including Marks & Spencer, Sports Direct, TK Maxx, WHSmith, Next and Boots the Chemist

Location

Miles: 7 miles north-east of Birmingham  
 Roads: A452, M1, M6  
 Rail: Sutton Coldfield  
 Air: Birmingham International

Situation

The property is located on the eastern side of The Parade, close to its junction with Queen Street in the heart of the town centre. Gracechurch Shopping Centre and Newhall Walk Retail Park are both located close by, housing occupiers such as Marks & Spencer, Sports Direct, TK Maxx, WHSmith, Next, Boots the Chemist and Halfords. Other nearby occupiers include Aldi, Pizza Express, Ask Restaurant, Lloyds and JD Wetherspoon.

Description

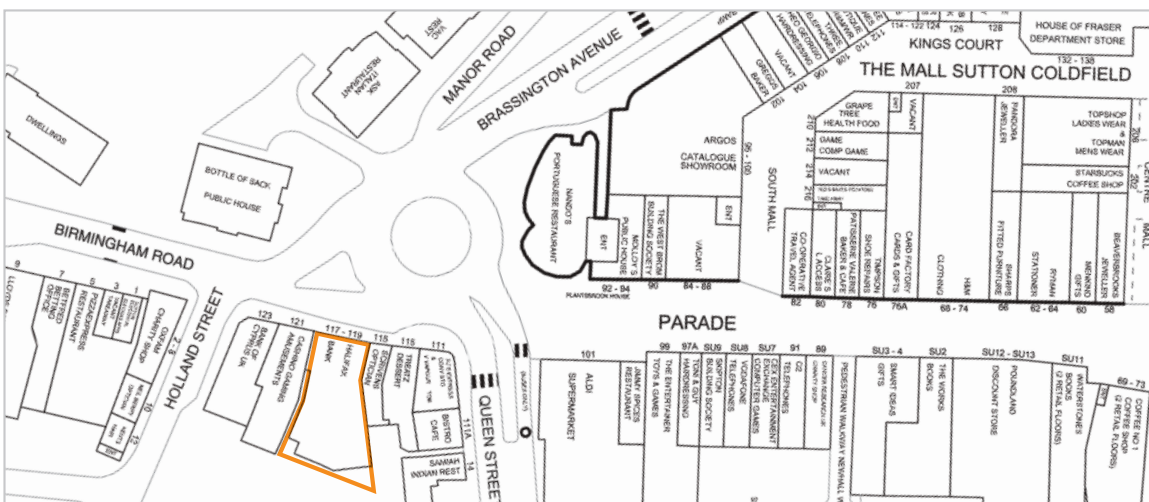
The property comprises a double-fronted banking hall on the ground floor, with office/ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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