

14 Upper Brook Street,  
Rugeley, Staffordshire WS15 2DW

Freehold Bank Investment

Reserve not to exceed £225,000

Lot 3

£21,697 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	129.30 sq m (1,392 sq ft)	HSBC BANK	15 years from	£21,697	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £22,239.47 04/06/2020 £22,795.46 04/06/2021 £23,365.35 04/06/2022 £23,949.48 (3)
First	Ancillary	82.20 sq m (885 sq ft)	PLC (1) (2)	04/06/2008 until		
Second	Ancillary	28.70 sq m (309 sq ft)		03/06/2023 on a full repairing and insuring lease		
<b>Total</b>		<b>240.20 sq m (2,586 sq ft)</b>			<b>£21,697</b>	

- (1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported pre-tax profits of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 10/08/2018). HSBC is one of the world's largest banking and financial services organisations – further information can be found at [www.hsbc.com](http://www.hsbc.com)
- (2) The tenant is not currently in occupation.
- (3) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.
- NB: Not measured by Acuitus. Areas taken from the VOA at [www.voa.gov.uk](http://www.voa.gov.uk)

## Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Town centre location
- Annual Rent Reviews linked to RPI rising to a minimum of £23,949.48 pa in June 2022
- Nearby occupiers include Thomas Cook, Specsavers and Lloyds Bank
- VAT-free investment

## On the Instructions of a Charitable Foundation

### Location

Miles: 5.7 miles north-east of Cannock  
7.9 miles north-west of Lichfield  
Roads: A460, A51  
Rail: Rugeley Town Train Station  
Air: Birmingham International Airport

### Situation

Rugeley is a historic market town in the county of Staffordshire. The property is located in the heart of the town centre, on the pedestrianised Upper Brook Street. Nearby occupiers include Thomas Cook, Specsavers and Lloyds Bank.

### Description

The property is a three storey building comprising a ground floor banking hall and first and second floor ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion Available

### Viewings

A block viewing will be held for this property. Please refer to the website for the scheduled date and time.

### Energy Performance Certificate

Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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