

# Lot 7

£32,874 per annum exclusive

## 15 Load Street, Bewdley, Worcestershire DY12 2AD

Freehold Bank Investment

Reserve not to exceed £350,000



### Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Annual Rent Reviews linked to RPI rising to a minimum of £36,287.09 pa in June 2022
- Nearby occupiers include the Co-operative Funeralcare, Health Point Pharmacy and a George Hotel
- Residential potential (subject to consents)
- VAT-free investment

### On the Instructions of a Charitable Foundation

#### Location

**Miles:** 3.2 miles west of Kidderminster  
22 miles south-west of Birmingham city centre  
**Roads:** A456, A442, M5  
**Rail:** Kidderminster Railway Station  
**Air:** Birmingham International Airport

#### Situation

Bewdley is a riverside town in the Wyre Forest District of Worcestershire. The property is located in the heart of the town, just a 2 minute walk to the River Sever and is located on the south side of Load Street. Nearby occupiers include Co-operative Funeralcare, Health Point Pharmacy and The George Hotel.

#### Description

The property is a four storey building comprising a ground floor banking hall with first floor office and basement, second and third 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.

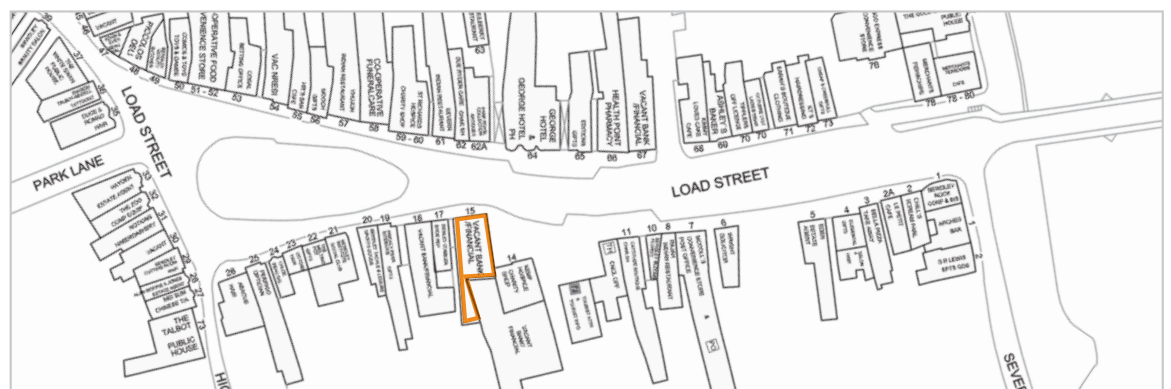
#### Energy Performance Certificate

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

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	101.60 sq m (1,093 sq ft)	HSBC BANK	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£32,874	Annual RPI linked uplifts rising to a minimum of:
Basement	Ancillary	50.50 sq m (543 sq ft)	PLC (1) (2)			04/06/2019 £33,696.17
First	Ancillary	70.30 sq m (756 sq ft)				04/06/2020 £34,538.57
Second	Ancillary	102.00 sq m (1,097 sq ft)				04/06/2021 £35,402.04
Third	Ancillary	91.10 sq m (980 sq ft)				04/06/2022 £36,287.09 (3)
<b>Total</b>		<b>415.50 sq m (4,469 sq ft)</b>			<b>£32,874</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 Acutus. Areas taken from the VOA at [www.voa.gov.uk](http://www.voa.gov.uk)



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