

# Barclays Bank, 67 Cape Hill (A4092), Smethwick, Birmingham B66 4RZ

Freehold Bank Investment

**Lot 27**

£29,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	172.30 sq m (1,854 sq ft)	BARCLAYS	20 years from	£29,500	25/12/2021
First	Ancillary	130.95 sq m (1,409 sq ft)	BANK PLC (1)	13/12/2007 until		and
Second	Ancillary	55.76 sq m (600 sq ft)		12/12/2027 on a full		25/12/2026
Basement	Strongroom	42.75 sq m (460 sq ft)		repairing and insuring lease (2)		
<b>Totals</b>		<b>401.76 sq m (4,323 sq ft)</b>			<b>£29,500</b>	

(1) For the year ending 31st December 2017, Barclays Bank Plc reported a turnover of £8,775,000,000, pre-tax profits of £3,166,000,000 and a total net worth of £60,829,000,000 (Source: Experian Group 16/01/2019).

(2) The lease is subject to a schedule of condition and a tenant option to determine on 13/12/2022.

## Key Details

- Let to Barclays Bank Plc until 2027 (subject to option)
- Prominent corner position in the heart of the town centre
- 3 miles west of Birmingham city centre
- 200 metres from Windmills Shopping Centre with occupiers including Matalan, Shoe Zone, Iceland, Asda, Boots, PureGym and Home Bargains

## Location

**Miles:** 3 miles west of Birmingham city centre  
11 miles south-east of Wolverhampton  
**Roads:** Cape Hill (A4092), A456, M5, M6  
**Rail:** Smethwick Rolfe Street Railway Station  
**Air:** Birmingham International Airport

## Situation

Smethwick is a popular and cosmopolitan suburb of Birmingham. The property is prominently located in a corner position on the junction of Cape Hill and Salisbury Road, approximately 200 metres from Windmills Shopping Centre with occupiers including Matalan, Shoe Zone, Iceland, Asda, Boots, PureGym and Home Bargains. Cape Hill is a busy local shopping street with an eclectic mix of local occupiers.

## Description

The property comprises a Grade II listed building with ground floor banking hall, first and second floor ancillary accommodation and basement strongroom. The property benefits from car parking to the rear. The property may be suitable for long term residential conversion of the upper parts (subject to the necessary consents).

## Tenure

Freehold.

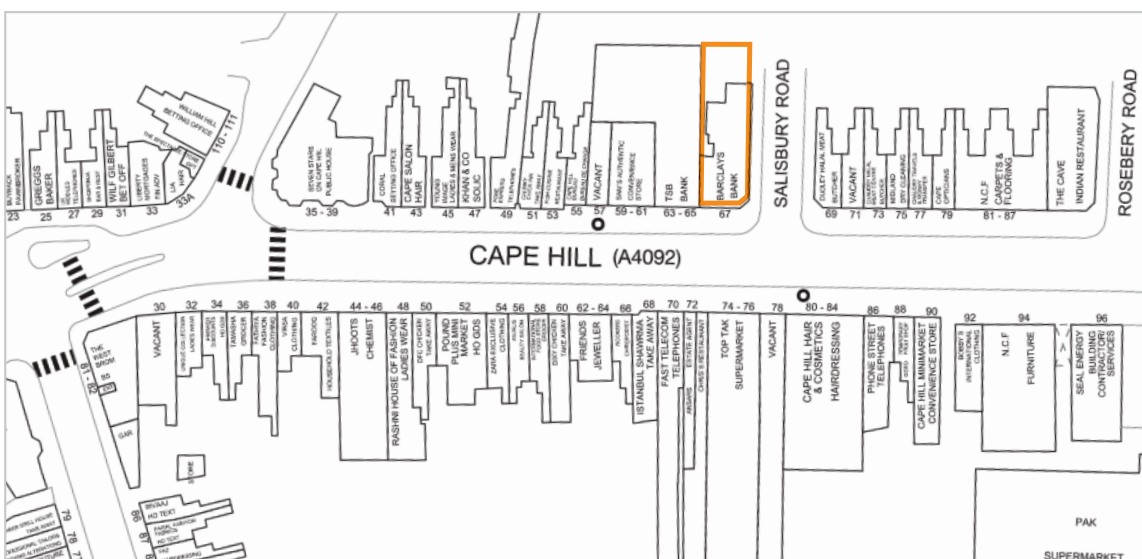
## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
John Mehtab  
+44 (0)20 7034 4855  
john.mehtab@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Clark Brookes Turner Cary Solicitors**  
Neil Mocroft  
+44 (0)121 553 2576  
neil.mocroft@cbtcsolicitors.co.uk