

Lot 13

£27,500 Per Annum
Exclusive

223 Stratford Road, Shirley, Solihull, West Midlands B90 3AH

Freehold Bank Investment on a New 5 year lease



Key Details

- Entirely let to Santander UK Plc
- New 5 year lease (NO Breaks)
- Lease renewal from 25th December 2020
- Prominent Corner Location
- VAT-free Investment
- Future alternative use potential on the upper floors

On Instructions of a Major Fund Manager

Location

Miles: 2 miles west of Solihull town centre
5 miles south of Birmingham city centre
15 miles north-west of Royal Leamington Spa
15 miles north of Stratford-upon-Avon

Roads: A34, M42, M40, M6

Rail: Shirley Railway Station, Solihull Station

Air: Birmingham Airport

Situation

Shirley is a predominantly residential suburb 2 miles west of Solihull city centre and 5 miles south of Birmingham city centre. The property is located on the east side of Stratford Road (A34) close to its junction with Solihull Road. Occupiers nearby include Holland & Barrett, West Brom, NatWest, Boots, Aldi, Iceland, Specsavers, Costa and a number of local traders.

Description

The property comprises a ground floor bank with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band B. See legal pack at www.acuitus.co.uk

Tenancy and accommodation

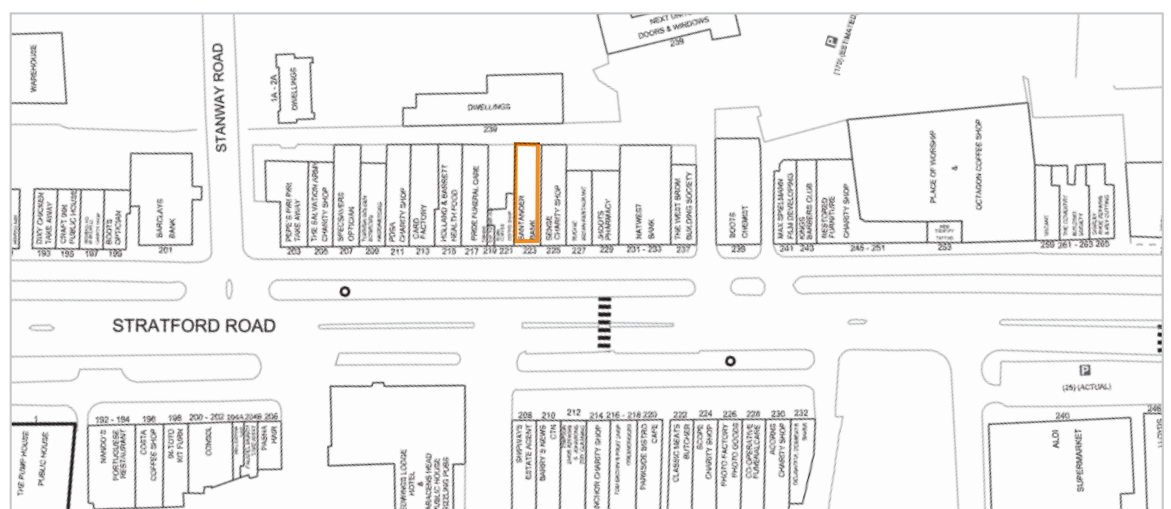
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking/ Ancillary	119.28 sq m (1,284 sq ft)	SANTANDER UK PLC (1)	5 years from 25/12/2020 (2)	£27,500	24/12/2025
First	Ancillary	22.60 sq m (243 sq ft)				
Second	Ancillary	34.1 sq m (367 sq ft)				
Total		175.98 sq m (1,894 sq ft)			£27,500	

(1) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).

(2) There is a 3 month rent free period from 25/12/20. The Seller will top up the rent from completion of the sale until expiry of the rent free period, by way of an allowance on completion of the sale.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Solihull Borough Council (www.solihull.gov.uk)



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

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Addleshaw Goddard LLP
Josh Bragg
+44 (0)161 934 6557
Josh.Bragg@addleshawgoddard.com