

# Lot 19

£59,000 Per Annum  
Exclusive

## 133 / 134 High Street, Stourbridge, West Midlands DY8 1DS

Attractive Town Centre Freehold Bank Investment



# Tenancy and accommodation

# Lot 19

£59,000 Per Annum  
Exclusive

### Key Details

- Town Centre High Street Location
- Let to Lloyds Bank Plc until June 2026 (NO BREAKS)
- Two Buildings interconnected comprising over 5,800 sq ft
- VAT-Free Investment

### Location

**Miles:** 12 miles west of Birmingham city centre  
9 miles south of Wolverhampton  
**Roads:** A491, M5, M42  
**Rail:** Stourbridge Junction  
**Air:** Birmingham International Airport

### Situation

Stourbridge forms part of the West Midlands conurbation, located 12 miles west of Birmingham city centre, 9 miles south of Wolverhampton and 5 miles south-west of Dudley. The town is located on the A458 which provides access to Birmingham and the M5, 7 miles to the east. The property is situated in the town centre on the western side of High Street, close to its junction with Coventry Street. At the junction of Coventry Street & High Street is a Tesco & Subway. Occupiers nearby include, Halifax, NatWest, Savers, William Hill, Post Office, Caffe Nero, Wilko, Corals & Greggs.

### Description

The property comprises a ground floor bank with ancillary accommodation at basement first and second floors.  
The property formerly two separate buildings which are now interconnected.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### 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 Dudley Metropolitan Borough Council - [www.dudley.gov.uk](http://www.dudley.gov.uk)

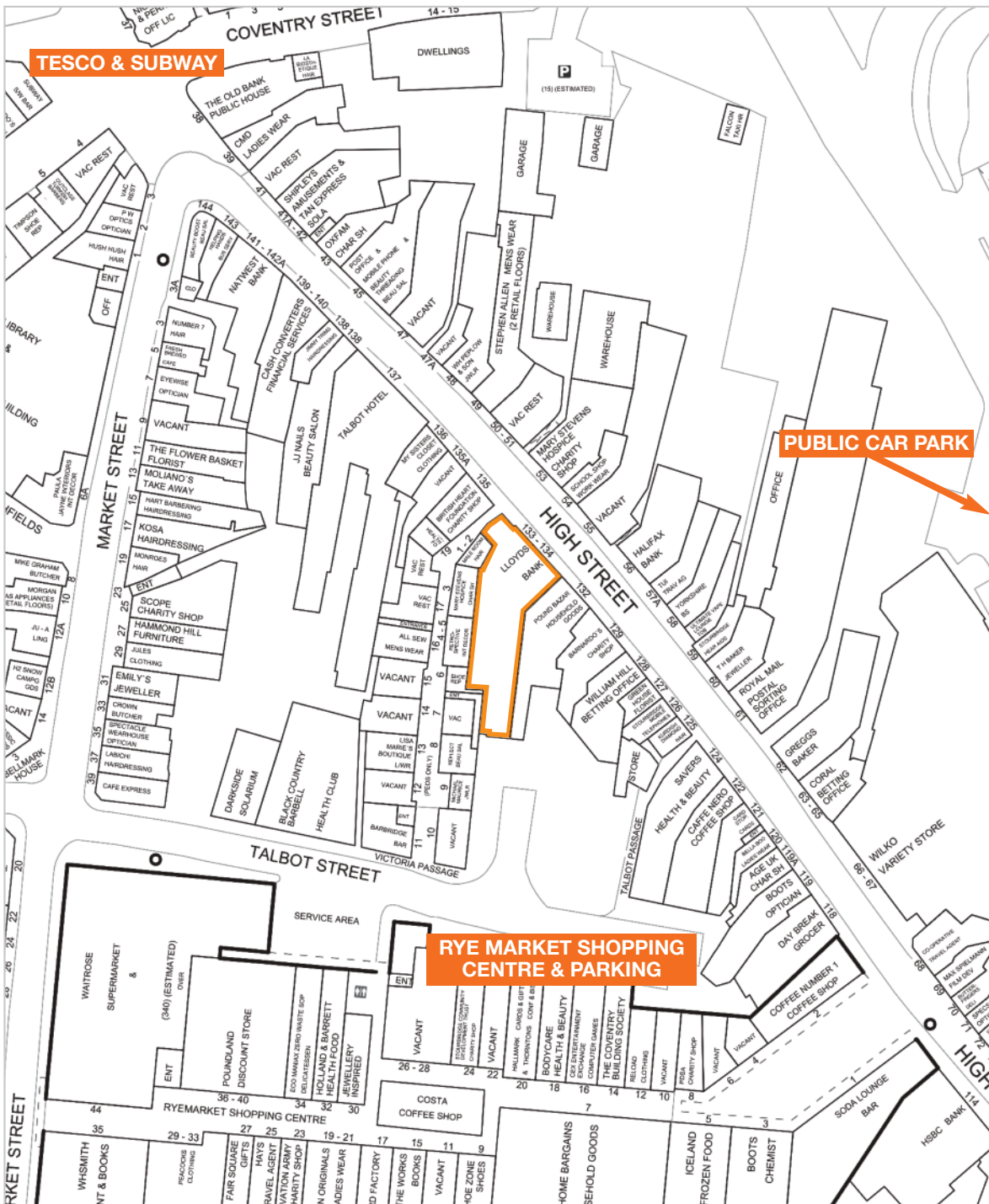
### Six Week Completion

### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Next Review/ Reversion
Ground	Retail	273.46 sq m	(2,944 sq ft)	LLOYDS BANK PLC (1)	Term of years from 21/09/2010 expiring 23/06/2026 on a full repairing and insuring lease (2)	£59,000	24/06/2021 (23/06/2026)
Basement	Ancillary	64.31 sq m	(692 sq ft)				
First	Ancillary	137.63 sq m	(1,481 sq ft)				
Second	Ancillary	70.69 sq m	(761 sq ft)				
<b>Total</b>		<b>546.09 sq m</b>	<b>(5,878 sq ft)</b>			<b>£59,000</b>	

(1) For the year ending 31st December 2019, Lloyds Bank Plc reported a turnover of £21,664,000,000, a pre-tax profit of £3,474,000,000 and a total net worth of £34,585,000,000 (Source: NorthRow 25/02/2021)  
(2) The 11 year lease from 21/09/2010 was extended in 2019 to expire on 23/06/2026



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