

# Lot 25

£55,000 Per Annum  
Exclusive

## 66 Oxford Street, Kidderminster, Worcestershire DY10 1BL Freehold Bank and Retail Investment



### Key Details

- Bank let to Barclays Bank Plc until 2026 (no breaks)
- Café let to Welland Retail Limited until 2025 (Subject to option)
- Located in the heart of the Town Centre
- Close to Weavers Wharf Shopping Centre with occupiers including JD Sports, Marks and Spencer, Holland & Barrett, Boots, Sports direct and TK Maxx

### On Behalf of Trustees

#### Location

**Miles:** 14 miles north of Worcester, 7 miles south of Wolverhampton, 19 miles south-west of Birmingham  
**Roads:** A448, A456, M5, M42  
**Rail:** Kidderminster Railway Station  
**Air:** Birmingham International Airport

#### Situation

The property is located on a prominent corner position at the junction of Exchange Street and Oxford Street, opposite the town hall in the heart of Kidderminster Town Centre. The modern Weavers Wharf Shopping Centre is situated some 150 west which includes occupiers such as JD Sports, Marks and Spencer, Holland & Barrett, Boots, Sports direct and TK Maxx.

#### Description

The property comprises a traditional bank building, comprising ground floor Banking hall, first, second and third floor ancillary accommodation. In addition there is a two storey building fronting Exchange Street comprising ground floor retail / café accommodation and first floor ancillary accommodation and may be suitable for alternative uses such as offices or residential conversion, subject to consents.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

See legal pack.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
66 Oxford Street	Ground	Bank	208.80 sq m	(2,247 sq ft)	BARCLAYS BANK PLC (1)	20 years from 22/06/2006 until 21/06/2026 (4)	£40,000	25/03/2023
	First		183.10 sq m	(1,971 sq ft)				
	Second		107.40 sq m	(1,156 sq ft)				
	Third		100.00 sq m	(1,076 sq ft)				
1 Exchange Street	Ground	Café	103.40 sq m	(1,114 sq ft)	WELLAND RETAIL LIMITED t/a Rees Café	6 years from 12/02/2019 until 11/02/2025 (2)	£15,000	
	First		104.45 sq m	(1,124 sq ft)				
<b>Totals</b>			<b>807.15 sq m</b>	<b>(8,688 sq ft) (3)</b>			<b>£55,000</b>	

- (1) For the year ending 31st December 2019, Barclays Bank Plc reported a turnover of £20,321,000,000, a pre-tax profit of £3,112,000,000 and shareholder funds of £50,615,000,000 (Source: NorthRow 18/05/2021).
- (2) As to the 1 Exchange Street, the lease provides for a tenant option to determine the lease on 12/02/2022. The tenant has verbally indicated that they would like to assign the lease, but no formal application has been made.
- (3) The floor areas stated above have been taken from the Valuation Office Agency website. [www.vo.a.gov.uk](http://www.vo.a.gov.uk)
- (4) As to the lease to Barclays Bank plc the Seller has served an interim schedule of dilapidations, a copy of which is available in the Legal Pack.



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  
 +44 (0)7899 060 519  
 john.mehtab@acuitus.co.uk

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

**Seller's Solicitors: Bradley Haynes Law**  
**Lisa Johnson**  
 +44 (0)1905 900 919  
 lisa@bradleyhayneslaw.co.uk