

# **Tenure** Freehold.

#### Location

Tamworth is a busy Staffordshire town with a population of some 68,000 and lies 14 miles north-east of Birmingham city centre. The town enjoys good communications being situated on the A5 just off the M42 motorway at Junction 10.

The property is situated on the south side of the pedestrianised George Street, close to an entrance to the Ankerside Shopping Centre, in the heart of the town centre.

Occupiers close by include Burton, McDonald's, Costa, Holland & Barrett and Superdrug.

# **Description**

This attractive Grade II Listed property, is arranged on basement, ground and two upper floors to provide a ground floor banking hall with storage and strong rooms in the basement. The two upper floors provide staff ancillary/office accommodation. The adjoining property extends over part of the basement to the rear.

Furthermore, the building intercommunicates with the adjoining property on the mezzanine floor and is occupied by Lloyds Bank but which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	12.85 m	(42' 2")
Shop Depth	31.1 m	(102' 0")
Built Depth	32.3 m	(105' 11")
Basement	93.5 sq m	(1,006 sq ft)
First Floor	80.5 sq m	(866 sq ft)
Second Floor	86.0 sq m	(926 sq ft)

#### Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of years expiring 23rd June 2021 at a current rent of  $\mathfrak{L}75,000$  per annum, exclusive of rates. The lease provides for a rent review on 29th September 2015 and contains full repairing and insuring covenants.

(1) The lessee has the benefit of a seven and a half month rent free period commencing on 29th September 2010.

The Vendors, by way of a reduction in the purchase price, will make an allowance to the buyer of a sum equivalent to the rent which would have been due in the absence of the rent free period.

### **Tenant Information**

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com

#### VAT

VAT is not applicable to this lot.

#### **Documents**

The legal pack will be available from the website www.allsop.co.uk

#### **Viewings**

To be held on Thursday 3rd February 2011 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including your name, address, company name and telephone number to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter Lot 74 Tamworth.

# **Tamworth**17 George Street Staffordshire B79 7LW

# Attractive Freehold Bank Investment

- Entirely let to Lloyds TSB Bank plc on a lease expiring in 2021
- Town centre pedestrianised position close to McDonald's and the Ankerside Shopping Centre
- Rent Review 2015
- No VAT applicable
- Current Rent Reserved

£75,000 pa<sup>(1)</sup>

# COMPLETION TO BE 4TH APRIL 2011



