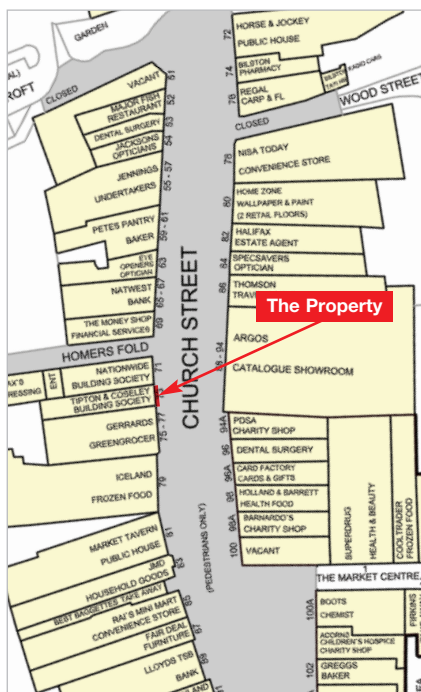


Bilston **73 Church Street** **West Midlands** **WV14 0BJ**

- **Freehold Bank Investment**
- Let to Tipton & Coseley Building Society
- Lease expiry 2021 (No breaks)
- Pedestrianised Town centre location
- Rent Review 2016
- Current Rent Reserved

£25,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bilston is situated on the A41, between Wolverhampton and West Bromwich, and forms part of the West Midlands conurbation. Road access is good, with the M6 Motorway (Junction 10) being 3 miles to the east.

The property is situated on the north side of the pedestrianised Church Street close to the junction with Homers Fold in the main retail thoroughfare of the town centre.

Occupiers close by include Argos (opposite), Iceland, Lloyds Bank, Ladbrokes, Greggs, Boots, Holland & Barrett, PDSA, Thomson, Specsavers, NISA, Jennings Bookmakers, amongst others.

Description

The property is arranged on ground and one upper floor to provide a Building Society with ancillary accommodation above.

The property provides the following accommodation and dimensions:

| | | |
|---------------------|--------------------|-------------------------|
| Ground Floor | 137.80 sq m | (1,483.32 sq ft) |
| First Floor | 67.80 sq m | (728.82 sq ft) |
| Total | 205.60 sq m | (2,212.14 sq ft) |

Floor areas taken from the Valuation Office Agency website
www.2010.voa.gov.uk

Tenancy

The entire property is at present let to TIPTON & COSELEY BUILDING SOCIETY for a term of 15 years from 27th June 2006 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 4.

For the year ended 31st December 2012, Tipton & Coseley Building Society reported a total income of £6,526,000, an operating profit and profit on ordinary activities before tax £2,400,000 and total asset of £371,492,000.

Website Address: www.thetipton.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

A copy will be available on the website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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