

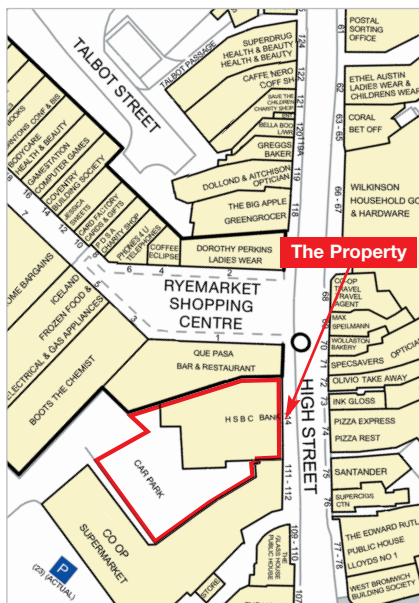
Stourbridge

113 High Street
West Midlands
DY8 1DZ

- **Well Located Freehold Bank Investment**
- Entirely let to HSBC Bank plc on a lease expiring in 2021
- Situated opposite Pizza Express, Santander and Specsavers, and close to Ryemarket Shopping Centre
- On-site car parking included
- No VAT applicable
- Rent Review 2011
- Current Rent Reserved

£115,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Stourbridge serves a population of some 55,500 and forms part of the West Midlands conurbation. It is located about 12 miles west of Birmingham city centre, access to which is via the A458, which also gives easy access to the M5 motorway (Junction 3, 7 miles). The property is situated in a prominent and central position fronting the High Street, close to an entrance to the Ryemarket Shopping Centre.

Other occupiers in the vicinity include a Co-Op Supermarket (adjacent), Specsavers, Pizza Express, Santander (all opposite), Dorothy Perkins, Boots, Iceland, Wilkinson and Waitrose amongst many others.

Description

The property is arranged on ground and one upper floor to provide a banking hall on the ground floor with ancillary and staff accommodation over. To the rear is a yard providing car parking for 18 vehicles, access to which is via Victoria Street.

The property provides the following accommodation and dimensions:

Gross Frontage	19.0 m	(62' 4")
Net Frontage	14.8 m	(48' 7")
Shop Depth	22.9 m	(75' 2")
Built Depth	27.4 m	(89' 10")
First Floor Offices	262.5 sq m	(2,826 sq ft)
Ancillary	84.5 sq m	(910 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 12th October 2006 at a current rent of £115,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition. The lease also contains a lessee's option to renew at the end of the current term for a further term of 15 years on similar terms. Please consult the lease for full details.

VAT

VAT is not applicable to this lot.

Tenant Information

For the year ended 31st December 2011, HSBC Bank plc reported a turnover of £0, a pre-tax profit of £3.1bn and a net worth of £20.1bn. (Source: riskdisk.com 04.04.2012)

HSBC is one of the largest banking and financial services organisations in the world with a network of 7,200 offices in over 80 countries. Website Address: www.hsbc.co.uk

Documents

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

Viewings

To be held on Tuesday 15th May 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 to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 88 Stourbridge**.

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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