

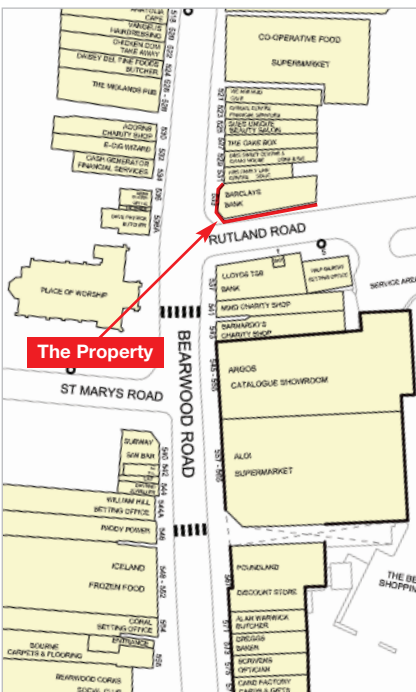
# Smethwick

## 533/535 Bearwood Road

### West Midlands

#### B66 4BD

- **Freehold Bank Investment**
  - Let to Barclays Bank plc on a lease expiring 2026 (1)
  - Prominent corner location
  - No VAT applicable
  - Rent Review 2015 due (1)
  - Current Rent Reserved
- £33,900 pa**



### Tenure

Freehold.

### Location

Smethwick is situated approximately 4 miles to the west of Birmingham and 6 miles to the east of Dudley. The town is well served by road communications with Junction 1 of the M5 located approximately 2 miles to the north.

The property is situated in a prominent corner position at the junction of Bearwood Road with Rutland Road.

Occupiers close by include a Co-op Supermarket, Argos and Aldi.

### Description

The property is arranged on basement, ground and one upper floor to provide a banking hall with ancillary offices above and a basement store.

The property provides the following accommodation and dimensions:

Basement Store	33.25 sq m	(358 sq ft)
Ground Floor Banking Hall	162.70 sq m	(1,715 sq ft)
First Floor Ancillary	57.80 sq m	(622 sq ft)
<b>Total</b>	<b>253.75 sq m</b>	<b>(2,695 sq ft)</b>

### Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 22nd March 2006 at a current rent of £33,900 per annum. The lease provides for rent reviews every fifth year of the term from 2010 and contains full repairing and insuring covenants, subject to a schedule of condition. Regarding the pending 2015 rent review, notice has been served at £38,900 p.a. (1).

### Tenant Information

For the year ended 31st December 2013, Barclays Bank plc reported a turnover of not stated, a pre-tax profit of £2.885 billion and a net worth of £53.264 billion. (Source: riskdisk.com 23.02.2015.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Friday 13th March by emailing: [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk). Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 39 Smethwick'.

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

**Seller's Solicitor** J Ferguson Esq, Elliotts Bond and Banbury. Tel: 0208 567 0176 e-mail: [johnferg@eb-b.co.uk](mailto:johnferg@eb-b.co.uk)