

Droitwich

11 Victoria Square

Worcestershire

WR9 8DH

- **Freehold Bank Investment**
 - Prominent town centre location
 - Let to HSBC Bank plc
 - Lease expiring in 2022
 - VAT not applicable
 - Rent Review 2017 (outstanding) (1)
 - Total Current Rents Reserved
- £53,500 pa**



Tenure
Freehold.

Location
Droitwich is an attractive spa town with a population of some 20,966, situated within 2 miles of the M5 Motorway (Junction 5). The town lies 6 miles north-east of Worcester and approximately 18 miles south-east of Birmingham city centre. Road communications are excellent with the M5 and M6 to the north and the M42 within 5 miles of Junction 5 of the M5, giving direct access to the M40. The property is situated on the north side of Victoria Square, in a prominent town centre position close to St Andrew's Street and excellent parking facilities. Occupiers close by include WH Smith, Santander, Thomson, New Look, Barclays Bank, Lloyds Bank, Caffè Nero, Specsavers Opticians, Boots Chemist and many other national traders.

Description
The property is arranged on ground and one upper floor to provide a banking hall, meeting rooms, strong room and offices on the ground floor and staff ancillary and storage on part of the first floor. The remainder of the first floor provides self-contained office accommodation accessed via the front.

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
EPC Rating 92 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Part First Floor	HSBC Bank plc	Ground Floor First Floor 251.00 sq m 77.84 sq m	(2,702 sq ft) (838 sq ft) 15 years from 14.11.2007 Rent review every 5th year FR & I	£45,000 p.a.	Rent Review 2017 (outstanding) (1)
Part First Floor	Ericom Software (UK) Ltd	First Floor 79.73 sq m	(858 sq ft) 6 years from 01.03.2013	£8,500 p.a.	Reversion 2019

- (1) The Landlord has served notice dated 9th November 2017 to the tenant in respect of the 2017 rent review requesting an uplift in rent to £61,250 per annum.
(2) No. of Branches: 7,500. Website Address: www.hsbc.co.uk
For the year ended 31st December 2016, HSBC Bank plc reported a nil turnover, a pre-tax profit of £874m, shareholders' funds of £39.95m and a net worth of £34.195m. (Source: Experian 24.10.2017.)

Total £53,500 p.a.

