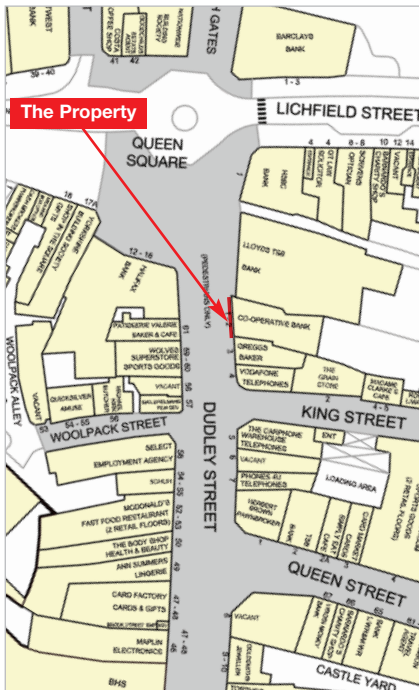


Wolverhampton

1-2 Dudley Street West Midlands WV1 3EN

- Well Located Freehold Bank Investment
- Let to Co-Operative Bank plc on a lease expiring in 2020
- Well located in the Banking Pitch in the main pedestrianised street in the town centre
- Attractive period property
- Rent Review 2015
- Current Rent Reserved
£116,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Wolverhampton is a major centre with a resident population of some 258,000 situated some 12 miles north-west of Birmingham city centre. Junction 10 of the M6 Motorway is some 5 miles and Junction 2 of the M54 is some 3½ miles from the town centre.

The property is situated in a busy pedestrianised trading position on the east side of Dudley Street and adjacent to Queen Square.

The majority of the main banks are located on Queen Square including Lloyds, HSBC, Barclays, Nationwide, NatWest, Yorkshire and Halifax. Other occupiers in the vicinity include Greggs, Vodafone, The Carphone Warehouse, Patisserie Valerie, Costa and McDonald's.

Description

The property is arranged on basement, ground and two upper floors to provide a banking hall with ancillary storage accommodation in the basement and office storage on the upper floors.

The property provides the following accommodation and dimensions:

Basement Storage	87.4 sq m	(937 sq ft)
Ground Floor Banking Hall	212.8 sq m	(2,290 sq ft)
First Floor Offices	123.1 sq m	(1,325 sq ft)
Second Floor Storage	80.5 sq m	(866 sq ft)
Total	503.8 sq m	(5,418 sq ft)

NB. Areas sourced from the VOA website – not measured by Allsop.

Tenancy

The entire property is at present let to THE CO-OPERATIVE BANK PLC for a term of 25 years from 3rd April 1995 at a current rent of £116,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.co-operativebank.co.uk
Following the merger with Britannia Building Society, the nearby Britannia branch, which was situated at 36 Queen Square, has been closed and the subject property now services both Co-Op and Britannia customers.

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 74 Band C (Copy available on website).

