



### 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 Kinver, which is an historic and beautiful village to the west of Stourbridge and adjacent to Kinver Edge, which is 300 acres of National Trust land. The property is on the north side of High Street, an established trading location in the town centre. Occupiers close by include Co-operative Food, Midcalf-Nicholls estate agents and the Village Dental Practice, amongst other local occupiers.

### Description

The property is arranged on ground and one upper floor to provide a former ground floor banking hall with an ATM to the front and ancillary accommodation on the first floor. The tenant is not currently trading from the property.

The property provides the following accommodation and dimensions:

Ground Floor	41.2 sq m	(443 sq ft)
First Floor	36.0 sq m	(388 sq ft)
<b>Total</b>	<b>77.2 sq m</b>	<b>(831 sq ft)</b>

NB Not inspected by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

### Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 23rd July 2008 (1) at a current rent of £7,900 per annum. 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.

(1) The lease is subject to a break option at the end of year 15.

### Tenant Information

Website Address: [www.barclays.co.uk](http://www.barclays.co.uk)

For the year ended 31st December 2016, Barclays Bank plc reported a pre-tax profit of £4.343bn, shareholders' funds of £67.433bn and a net worth of £60.085bn. (Source: Experian 02.01.2018.)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

## Stourbridge

### 34 High Street Kinver West Midlands DY7 6HF

- Freehold Bank Investment
- Let to Barclays Bank plc until 2028 (1)
- Attractive village location
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved

**£7,900 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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