

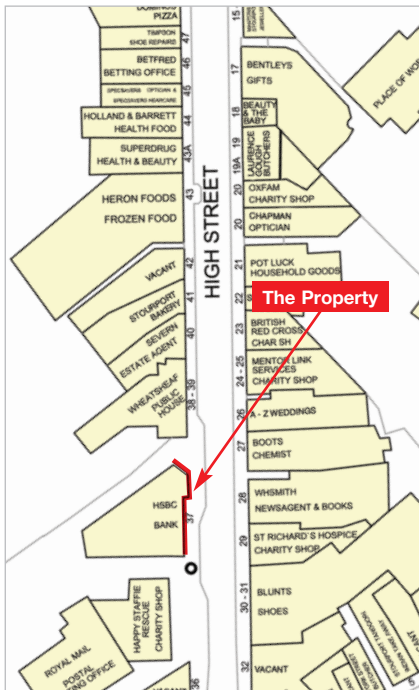
Stourport-on-Severn

37 High Street
Worcestershire
DY13 8BD

- Attractive Freehold Bank Investment
- Entirely let to HSBC Bank plc until 2023
- Prominent town centre location
- Annual rent reviews linked to RPI
- No VAT applicable
- Current Rent Reserved
£26,299.45 pa

On the Instructions of a
Charitable Foundation

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Stourport-on-Severn is an attractive and prosperous market town located on the A451 about 18 miles south-west of Birmingham, 11 miles north of Worcester and serves a population of some 18,200. This corner property is located on the north-west side of High Street, at its junction with Sion Gardens. Occupiers close by include WH Smith (opposite), Boots, Heron Foods, Superdrug, Holland & Barrett, Specsavers, Betfred, Timpson and Domino's, amongst others.

Description

The property is arranged on ground and one upper floor to provide a double height ground floor banking hall and ancillary accommodation to the ground floor. The first floor to the rear provides further ancillary accommodation, whilst the first floor/attic space to the front above the banking hall provides storage and is within the eaves.

The property provides the following accommodation and dimensions:

Ground Floor	191.25 sq m	(2059 sq ft)
First Floor (rear)	44.30 sq m	(477 sq ft)
First Floor (front) GIA	56.45 sq m	(607 sq ft)
Total	292.00 sq m	(3,143 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 4th June 2008 at a current rent of £26,299.45 per annum.

The lease provides for annual rent reviews linked to RPI (capped and

collared to a minimum of 2.5% and maximum of 5.5%) and contains full repairing and insuring covenants.

The rent will rise to a minimum of:

4th June 2019 –	£26,956.94
4th June 2020 –	£27,630.86
4th June 2021 –	£28,321.63
4th June 2022 –	£29,029.67

Tenant Information

Website Address: www.hsbc.co.uk

For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn. (Source: Experian 18.07.2018.)

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

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 with us in advance no later than 12 noon on Wednesday 3rd October.

Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 29 Stourport-on-Severn**.

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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