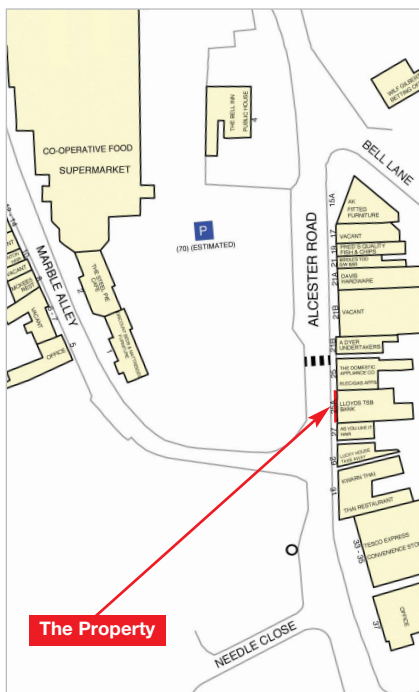


Studley **25A Alcester Road** **Warwickshire** **B80**

- **Freehold Bank Investment**
- Let to Lloyds TSB Bank
- Located in the centre of Studley
- Car parking at the rear
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

£15,500 pa

**SIX WEEK COMPLETION
 AVAILABLE**



Tenure

Freehold.

Location

Studley is located some 3 miles south of Redditch on the A453. Junction 3 of the M42 is about 8 miles to the north and Junction 4A of the M5 is some 10 miles to the north-west. The property is situated in the centre of Studley where Alcester Road is the main retail thoroughfare. There is a large public car park opposite. Occupiers close by include Tesco Express, Co-Operative Food, HSBC and Aldi.

Description

The property is arranged on ground and one upper floor to provide a banking hall with ancillary staff/storage accommodation on the first floor. There is car parking for some 3 cars to the rear which is approached via Bell Lane.

The property provides the following accommodation and dimensions:

Gross Frontage	7.50 m	(24' 7")
Shop Depth	13.30 m	(43' 8")
Built Depth	19.10 m	(62' 8")
Ground Floor	102.10 sq m	(1,099 sq ft)
First Floor	16.20 sq m	(194 sq ft)
Total	118.30 sq m	(1,293 sq ft)

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 25th December 2011 at a current rent of £15,500 per annum, exclusive of rates. The lease provides for rent reviews in the fifth year of the term and contains full repairing and insuring covenants. There are tenant break options in the third, fifth and seventh years of the term.

Tenant Information

Website Address: www.lloydstsb.com
 Lloyds TSB Bank is ultimately owned by Lloyds Banking Group plc who operate more than 3,000 branches across the UK.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allcop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allcop.co.uk
 In the subject box of your e-mail, please ensure that you enter **Lot 136 Studley**.