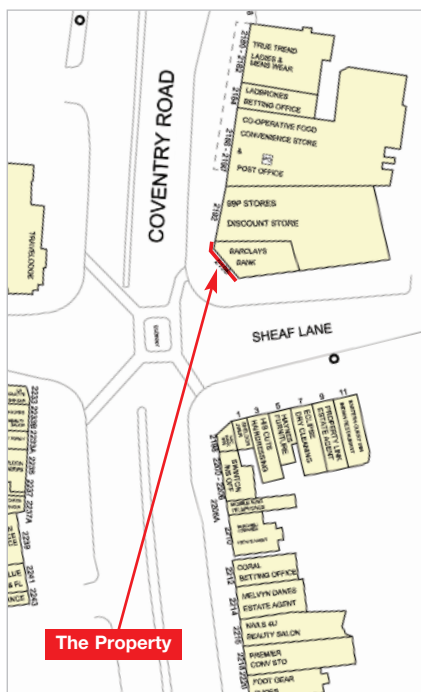


Sheldon

2196 Coventry Road Birmingham West Midlands B26 3JG

- **Freehold Bank Investment**
- Let to Barclays Bank plc on a lease expiring 2027 (1)
- Prominent corner position on A45 main road
- Rent Review 2018
- Current Rent Reserved
£35,000 pa



Tenure

Freehold.

Location

Sheldon is a popular suburb of Birmingham located 6 miles south-east of Birmingham city centre and one mile to the west of Birmingham International Airport. Communications are good with the M42, Junction 6, 3 miles to the east.

The property is situated in a prominent corner position at the junction of Coventry Road (A45) and Sheaf Lane.

Occupiers close by include Labrokes, Greggs, Sue Ryder, Halifax, The Coventry Building Society and others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary office and staff accommodation above. The basement is presently used for storage. The property also benefits from 2 forecourt parking spaces.

The property provides the following accommodation and dimensions:

Net Frontage	6.50 m	(21' 4")
Shop Depth	16.30 m	(53' 6")
Built Depth	17.50 m	(57' 5")
Basement	68.00 sq m	(731 sq ft)
Ground Floor	120.00 sq m	(1,291 sq ft)
First Floor	107.00 sq m	(1,151 sq ft)
Total	295.00 sq m	(3,173 sq ft)

NB. Areas supplied by Vendor.

Tenancy

The entire property is let to BARCLAYS BANK PLC for a term of 20 years from 25th March 2007 at a rent of £35,000 per annum. The lease provides for rent reviews every fifth year from 2013 and contains full repairing and insuring covenants subject to a schedule of condition. The lease contains a lessee's option to determine in 2023 (1).

Tenant Information

Website: www.barclays.co.uk

For the year ended 31st December 2013, Barclays Bank plc reported a turnover of not stated, a pre-tax profit of £2.885 billion and a net worth of £53.264 billion. (Source: riskdisk.com 23.02.2015.)

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 no later than 12 noon on Wednesday 24th June by emailing: viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 26 Sheldon'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor J Ferguson Esq, Elliotts Bond For the year end 31st March 2014, Boots Professional Services Ltd and Banbury. Tel: 0208 567 0176 e-mail: johnferg@eb-b.co.uk