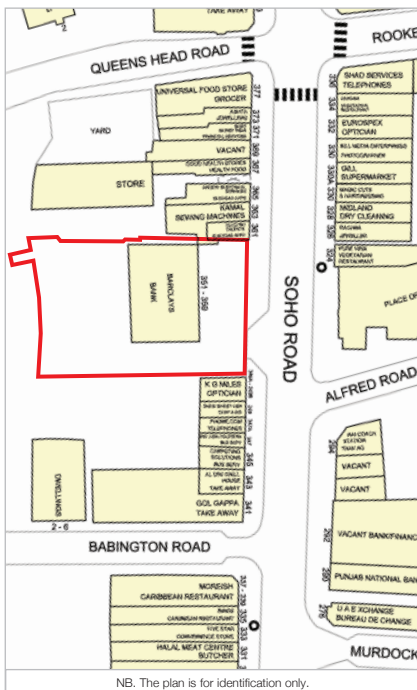


# Birmingham

351-359 Soho Road  
Handsworth  
West Midlands  
B21 9SE

- **Prominent Freehold Bank Investment**
- Central location in Handsworth
- Let to Barclays Bank plc
- Lease expiring in 2027 (1)
- Banking hall totalling 435.34 sq m (4,686 sq ft) with substantial car park
- Site may lend itself to future redevelopment (2)
- Rent Review 2019
- Current Rent Reserved **£60,000 pa**



NB. The plan is for identification only.



## Tenure

Freehold.

## Location

The suburb of Handsworth is located approximately 4 miles north-west of Birmingham city centre. The nearby A41 provides access to Central Birmingham, as well as access to Junction 1 of the M5 Motorway. The M6 and the M42 motorways are also nearby. The property is situated on the eastern side of Soho Road in a densely populated Birmingham suburb in a mixed commercial and residential area. Occupiers close by include a variety of local traders.

## Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with further banking and ancillary accommodation on the first floor. To the rear of the property is a substantial car park.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>		
(Banking/Strong Room)	257.71 sq m	(2,774 sq ft)
First Floor (Banking/Ancillary)	177.63 sq m	(1,912 sq ft)
<b>Total Approximate Floor Area</b>	<b>435.34 sq m</b>	<b>(4,686 sq ft)</b>

NB. Not inspected by Allsop LLP. Floor areas provided by Vendor.

## Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 11th May 2007 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The tenant has an option to determine at the end of the 15th year. At the last Rent Review, the rent increased from £50,000 per annum to £60,000 per annum.

## 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 nil turnover, a pre-tax profit of £4.388bn, shareholders' funds of £67.433bn and a net worth of £60.085bn. (Source: riskdisk.com 18.09.2017.)

## VAT

VAT is not applicable to this lot.

## Planning (2)

The site may lend itself to future redevelopment subject to obtaining all the necessary consents.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.

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** Lorraine Hammond, Schofield Sweeney LLP. Tel: 01274 377649 e-mail: [lorrainehammond@schofieldsweeney.co.uk](mailto:lorrainehammond@schofieldsweeney.co.uk)

