

6 WEEK COMPLETION



SITUATION

Occupying a prominent position in the principal retail thoroughfare amongst such multiples as **Greggs, Lloyds Pharmacy, Barnardos, William Hill, Costcutter** and many others.

Rubery forms part of the Birmingham conurbation and is located 5 miles north of Bromsgrove and 9 miles south west of the city centre with the M5 (Junction 4) being 2 miles to the west.

PROPERTY

An end of terrace building comprising a **Ground Floor Bank** with separate side access to **Ancillary Office/Store Accommodation** on the two upper floors. In addition, the property benefits from lay-by parking at the front and use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	17'7"
Net Frontage	16'3"
Bank Depth	67'0"

First Floor

Staff Room	Approx	185 sq ft
WC		

Second Floor

Storage Area	Approx	255 sq ft
WC		

TENANCY

The entire property is let on a full repairing and insuring lease to **HSBC Bank plc (T/O for Y/E 31/12/2008 £30.97 bn, Pre-Tax Profit £4.37 bn and Net Worth £8.14 bn)** for a term of 10 years from 29th September 2004 at a current rent of **£18,000 per annum exclusive**.

Tenant's Break on 6 months prior notice expiring on a Quarter Day subject to a rent penalty of £4,500.

Note: The property has been used as a bank for over 30 years.

£18,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**



JOINT AUCTIONEERS
Highview Estates, 2/6 Scrutton Street, London EC2A 4RJ
Tel: 020 7247 1513. Ref: A. Klemm, Esq

VENDOR'S SOLICITORS
Hoffman Bokaei, 4-6 Canfield Place, London NW6 3BT
Tel: 020 7604 2600. Ref: B. Hoffman Esq

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts