



SITUATION

Occupying a prominent position in the heart of the City centre at the junction with Greyfriars Lane, opposite the entrance to the **Cathedral Lanes Shopping Centre** amongst such occupiers as **Barclays, Halifax, HSBC, NatWest, Oxfam, Nationwide, Weatherspoon, Subway, Age UK** and many others.
Coventry is a major commercial centre located some 18 miles east of Birmingham, adjacent to Junctions 2 and 3 of the M6.

PROPERTY

A substantial and imposing building comprising a **Ground Floor Banking Hall** with **Storage and Ancillary Accomodation** on basement, mezzanine and two upper floors.

The property benefits from a lift servicing the ground, first and second floors

VAT is NOT payable in respect of this Lot

FREEHOLD

£115,375 per annum

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

ACCOMMODATION*

Ground Floor Bank			
Gross Frontage	54'2"		
Return Frontage	105'0"		
Banking Hall GIA	Approx	5,130	sq ft
Basement			
Storage/Strongroom GIA	Approx	3,450	sq ft
Mezzanine Offices GIA	Approx	820	sq ft
First Floor Offices GIA	Approx	3,390	sq ft
Second Floor Offices GIA	Approx	3,900	sq ft
Total Area		Approx	16,690 sq ft

*Not inspected by Barnett Ross. Areas supplied by the Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc** for a term of 10 years from 1st December 2012 (**renewal of a previous lease**) at a current rent of **£115,375 per annum** exclusive.

Rent Review 2017

TENANT PROFILE

View: www.lloydsbank.com

NOTE: 6 WEEK COMPLETION



VENDOR'S SOLICITORS

Hancock Quins - Tel: 01923 650 884
Ref: Ms Linzi van Geene - Email: lvangeene@hancockquins.co.uk

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 £500 (including VAT) upon exchange of contracts