



**SITUATION**

Occupying a prominent corner position at the junction with Warwick Road (A4141) and the High Street with nearby multiples including **NatWest, The West Brom and Bonham Auctions** as well as a variety of local traders. Knowle is an affluent area located approx. 3 miles south-east of Solihull town centre, 9 miles south-east of Birmingham and benefits from good transport links via the M42, M40 & M6.

**PROPERTY**

An attractive corner building comprising a **Ground Floor Banking Hall** with **Basement** and **Part First Floor Ancillary Accommodation**. In addition, there is separate side and rear access to **2 Self-Contained Flats** on part first and second floors along with a rear Yard.

**VAT is NOT applicable to this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & Part First Floor Ancillary	<b>Ground Floor Bank</b> Gross Frontage 50'4" Return Net Frontage 18'6" Shop Depth 40'6" (max) Built Depth 60'3" Area Approx. 1,679 sq ft Ancillary Area Approx. 220 sq ft <b>Basement</b> Ancillary Area Approx. 59 sq ft Strong Room Area Approx. 156 sq ft <b>Part First Floor Ancillary</b> Area Approx. 306 sq ft	<b>Barclays Bank Plc (Having approx. 1,600 branches) (T/O for Y/E 31/12/16 £27.2bn, Pre-Tax Profit £4.38bn and Shareholders' Funds £67.4bn)</b>	20 years from 21st April 2006	£25,000	FRI by way of a service charge (subject to a schedule of condition) <b>Tenant's Break 2021</b>
1702/1704 Warwick Road (Flat)	Part first and second floor flat - not inspected	2 individuals	125 years from 25th December 2005	Peppercorn	FRI
1a Station Road (Flat)	Part first and second floor flat - not inspected	2 individuals	125 years from 25th December 2005	Peppercorn	FRI
<b>TOTAL</b>				<b>£25,000</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

**FREEHOLD**

**VENDOR'S SOLICITORS**  
 Talat Naveed LLP - Tel: 020 8577 6666  
 Ref: Ms. T. Naveed - Email: info@talatnaveedsolicitors.com

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

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 £750 (including VAT) upon exchange of contracts