



SITUATION

Located on the east side of Lower High Street close to the junction with Market Place and amongst such multiples as **HSBC, Post Office, Co-operative Funeralcare** and **Connells**. Wednesbury is a market town located approx. 5 miles south-east of Wolverhampton and 7 miles north-west of Birmingham benefitting from excellent road access via the M6 (Junction 9).

PROPERTY

A mid-terrace building comprising a **Ground Floor Banking Hall with Basement** and **Ancillary Accommodation** on the first and second floors.

ACCOMMODATION

Ground Floor Banking Hall

Gross Frontage	28'1"
Internal Width	22'10" (max)
Bank Depth	68'2"
Built Depth	81'0"

Banking Hall Area Approx. 1,165 sq ft

Basement Area Approx. 385 sq ft

First Floor Area Approx. 765 sq ft plus WC's

Second Floor Area Approx. 435 sq ft

Total Area Approx. 2,750 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Barclays Bank PLC (T/O for Y/E 31/12/17 £26.7bn, Pre-Tax Profit £3.16bn and Shareholders' Funds £65.7bn)** for a term of 20 years from 21st May 2008 at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2022 and 2027. Tenant's Break 2023

Note: Barclays will be closing this branch on 29th March 2019.



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£17,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Salehs Solicitors
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