

## lot 25

# Barclays Bank, 25 High Street Coventry, West Midlands CV1 5RE

Rent  
**£215,000**  
per annum  
exclusive

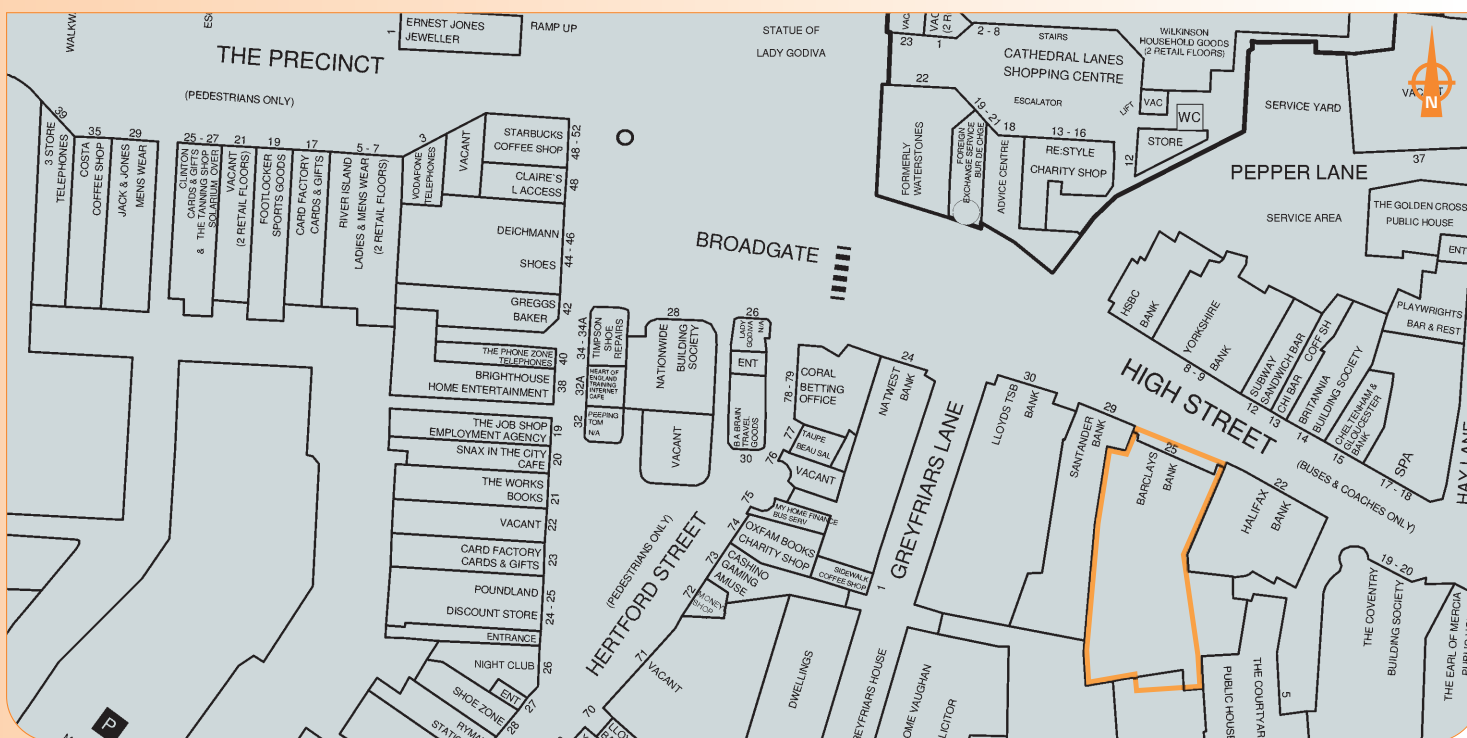
### Freehold Bank Investment

- Let to Barclays Bank plc until 2026 (subject to option)
- Prominent City Centre location
- Neighbouring occupiers include Lloyds TSB, Santander, Halifax, Yorkshire Bank, HSBC, NatWest, Cheltenham & Gloucester, Yorkshire Bank and Coventry Building Society
- Eight Week Completion



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**Location**

Miles: 32 km (20 miles) east of Birmingham  
32 km (20 miles) south-west of Leicester  
Roads: M6, M42, M40, M25, M1  
Rail: Coventry Railway Station  
Air: Birmingham International Airport

**Situation**

The property is situated in a prominent position on the pedestrianised High Street in the centre of the established banking pitch. Neighbouring occupiers include Lloyds TSB, Santander, Halifax, Yorkshire Bank, HSBC, NatWest and Cheltenham & Gloucester Bank. The property is situated to the north of the main pedestrianised retail centre within the city.

**Description**

The property comprises a ground floor banking hall with a first floor banking suite, offices and ancillary accommodation on the second floor. The property benefits from suspended ceilings, surface mounted fluorescent lighting and air conditioning. The banking hall has benefited from a recent refurbishment programme.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Viewings**

There will only be one viewing date. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Tel: +44 (0)20 7034 4858.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/Ancillary	650.20 sq m (6,999 sq ft)	<b>BARCLAYS BANK PLC (1)</b>	20 years from 03/08/2006 until 2026 on a full repairing and insuring lease (2)	£215,000	2014 and 2019
First	Office/Ancillary	606.7 sq m (6,531 sq ft)				
Second	Office/Ancillary	554.7 sq m (5,968 sq ft)				
<b>Totals</b>		<b>1,811.60 sq m (19,500 sq ft)</b>			<b>£215,000</b>	

(1) For the year ending 31/12/2011, Barclays Bank plc reported pre-tax profits of £28,701,000,000 and a total net worth of £54,232,000,000 and working capital of £794,354,000,000. (Source: www.riskdisk.com 23/04/2013).  
(2) The lease is subject to a Schedule of Condition and the tenant has an option to determine the lease on 03/08/2021.

**For further details please contact:**  
**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
**www.acuitus.co.uk**

**Associate Auctioneers:**  
**GVA**  
10 Stratton Street, London W1J 8JR.  
Tel: +44 (0)20 7911 2060.  
Email: alex.butler@gva.co.uk  
Ref: Alex Butler.



**Solicitors:**  
**Vyman Solicitors**  
Vyman House, 104 College Road,  
Harrow, Middlesex HA1 1BQ.  
Tel: +44 (0)20 8427 9080.  
Email: jaymini.ghelani@vyman.co.uk  
Ref: Jaymini Ghelani.