

67 High Street, Brownhills  
Birmingham, West Midlands WS8 6HJ

Freehold Bank Investment

Lot 99

£29,587 per annum  
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall Ancillary	220.88 sq m (2,378 sq ft) 81.94 sq m (882 sq ft)	HSBC BANK PLC (1)	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£29,587	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £30,326.68 pa 04/06/2020 £31,084.84 pa 04/06/2021 £31,861.96 pa 04/06/2022 £32,658.51 pa (2)
<b>Total</b>		<b>302.82 sq m (3,260 sq ft)</b>			<b>£29,587</b>	

- (1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 10/08/2018). HSBC is one of the world's largest banking and financial services organisations - further information can be found at www.hsbc.com (The tenant is not currently in occupation of the property).
- (2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.

NB. Not measured by Acuitus. Areas taken from the VOA at www.voa.gov.uk

Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Located on the High Street (A452)
- Annual Rent Reviews linked to RPI rising to a minimum of £32,658.51 pa in June 2022
- Nearby occupiers include Tesco, Greggs and Costa Coffee
- VAT-free Investment

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Location

Miles: 13 miles north of Birmingham  
40 miles west of Leicester  
Roads: A452, A5, M6  
Air: Birmingham Airport

Situation

Brownhills is a town within the Metropolitan Borough of Walsall, on the edge of Cannock Chase. The property occupies a prominent position on High Street (A452). Nearby occupiers include Tesco, Greggs, Costa Coffee and Kwik Fit.

Description

The property is a two storey building comprising a ground floor banking hall and first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Viewings

A block viewing will be held for this property. Please refer to the website for the scheduled date and time.



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