

LOT

FORMER NATWEST BANK, 868-870 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 2WA



FORMER BANK PREMISES, SITUATED WITHIN A BUSY LOCAL SHOPPING PARADE. THE PROPERTY PROVIDES ALTERNATIVE USE POTENTIAL, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS.

PROPERTY DESCRIPTION:

The property comprises a mid-terrace former bank of traditional brick construction, surmounted by a pitched tiled roof, arranged over ground and first floor levels. The ground floor comprises former banking hall, interview rooms, office accommodation, storage, WC and strong room. The first floor provides former staff room, storage accommodation and WC. There is also a flat to part of the first floor which has been sold off on a long-leasehold basis. There is public off-road parking available immediately to the front exterior.

ENERGY EFFICIENCY RATING: D

LOCATION:

The property lies to the northern side of the busy B4114 Washwood Heath Road, near to its junction with the A4040 Bromford Lane.

The property stands within a busy local retail parade near to the Fox & Goose Shopping Precinct and is situated approximately 4 miles north east of Birmingham City Centre.

TENURE:

870 Washwood Heath Road - Held Freehold under Title No. WM249144, as shaded pink on the plan. The first floor flat has been sold off on a 125 year lease commencing in April 2011. The freeholder is entitled to recover a ground rent of £100 p.a. The ground rent increases by £50 p.a. every 25 years.

868 Washwood Heath Road - Held Leasehold under Title No. WM883466 as shaded blue on the plan. The Leasehold Interest expires in September 2028. A rent of £12 p.a. is payable to the freeholder.

Full details and documentation relating to tenure will be available for inspection within the legal pack.

ACCOMMODATION:

Ground floor: 1,755 sq.ft. (162.96 sq.m.)
First floor: 507 sq.ft. (47.11 sq.m.)
Total NIA: 2,262 sq.ft. (210.07 sq.m.)

Please note that the areas stated above exclude the first floor flat.

All interested parties must seek their own verification of floor areas and dimensions and satisfy themselves that they are suitable for any proposed future use.

VALUE ADDED TAX:

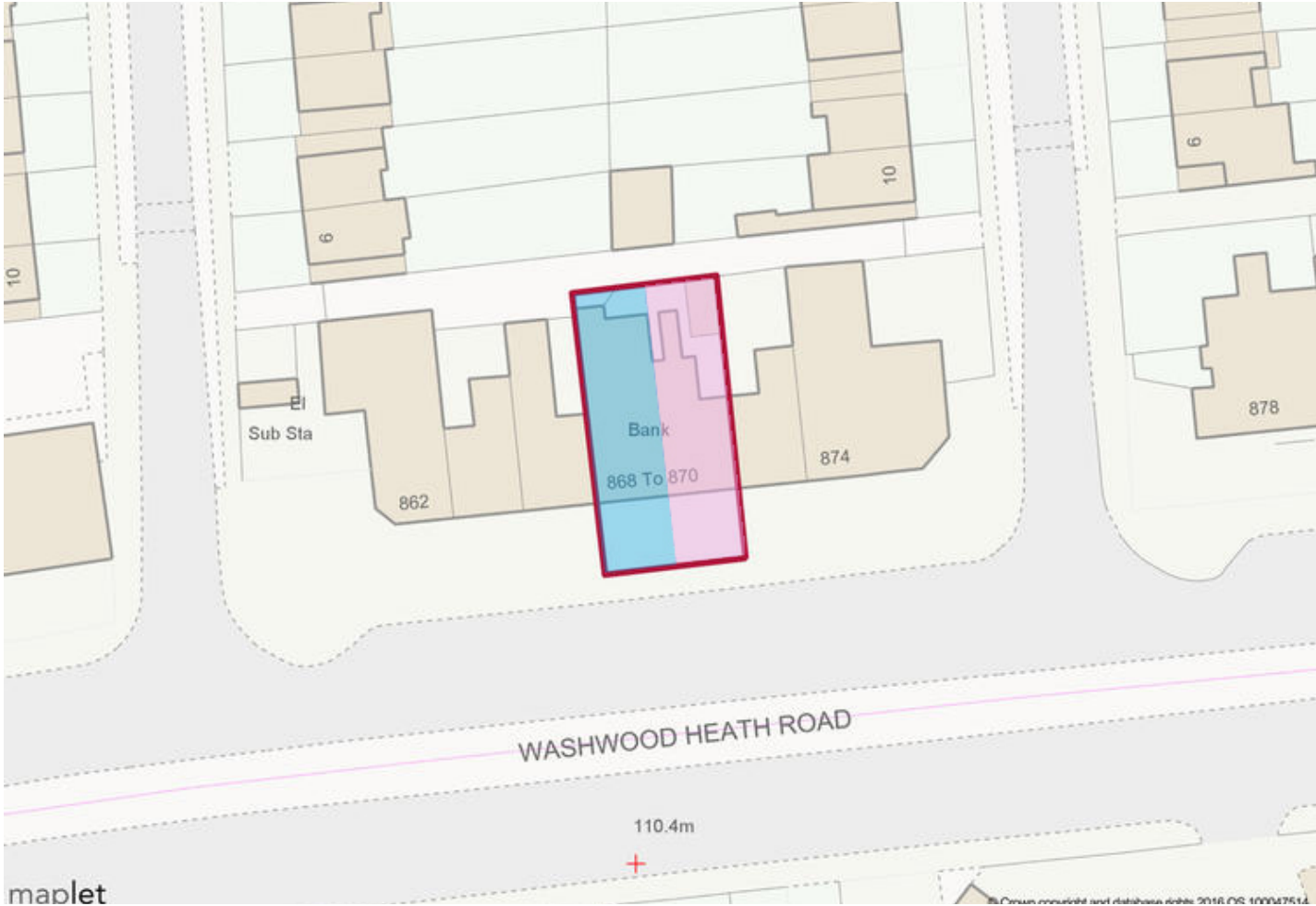
We understand that VAT will not be chargeable on this transaction. All interested parties are advised to refer to Special Conditions of Sale within the legal pack for their own verification.

VIEWINGS:

See viewing schedule.

IN PARTNERSHIP WITH:

GVA
An **APLEONA** company



*GUIDE PRICE in excess of £150,000 (plus fees)