

On the Instruction of Barclays Bank Plc

LEASEHOLD FOR SALE

156-158 New Road, Rubery, Rednal, Rednal, B45 9JA



Location

Rubery is a village situated within the district of Bromsgrove in Worcestershire. It is located approximately 10 miles to the south west of Birmingham and 20 miles north east of Worcester. Birmingham is the nearest major commercial centre to Rubery. The retail offering in Rubery is arranged in a linear formation along New Road. Occupiers include **Lloyds Bank, William Hill, Domino's, Greggs, Lloyds Pharmacy**. The property occupies a mid-terrace position on New Road to the south west of the traditional village core. The property has no car parking however there is parking to the front of the property.

Description

The property is of traditional brick construction, comprising a two storey, mid terrace property. The property comprises of a ground floor banking hall which is regular in shape with ancillary storage space located in the basement and first floor. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	109.44 sq m	1,178 sq ft
First Floor	26.85 sq m	289 sq ft
Basement	29.45 sq m	317 sq ft
Total	196 sq m	2,113 sq ft

Tenure

The property is held on an existing fully repairing and insuring lease for a term of 99 years expiring 28/09/2033. The current passing rent is £10 per annum.

Price

The property is available by way of assignment. Quoting premium, offers in excess of **£50,000** exclusive.

Legal Costs

Each party to bear their own legal costs.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£11,000**. This ignores any transitional relief that may apply. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

Key Features

- Leasehold for Sale
- Parking Nearby
- A2 Use

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855

m: +44 7887952215

e: andrew.jackson3@cbre.com

Jason Herbert

t: +44 117 9435 852

m: +44 790 999 6154

e: jason.herbert@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,

Triangle West

Clifton

Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 11 January 2019

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Not to scale.

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