

LEASE AVAILABLE

120 HIGH STREET SMETHWICK B66 3AA



FORMER HSBC BANK- SMETHWICK

KEY FEATURES

- **LARGE PRESTIGIOUS BUILDING**
- **ATM SPLIT CONNECTIONS FOR 3 EXTERNAL ATM AND 1 INTERNAL ATM**
- **ALARM SYSTEM**
- **EXTERNAL AND INTERNAL ATM KIOSKS AND SERVING HATCHES**
- **CUSTOMER DEPOSIT POINTS WITH REINFORCED WINDOWS**
- **EPC RATING = E121**
- **SECURE ROOM – HIGH VALUE EXCHANGES**
- **MANAGER CAR PARKING FACILITIES**
- **VERY BUSY HIGH STREET WITH STRONG FOOTFALL**
- **PROMINENT LOCATION**

Property Misdescription Act 1991

The agent has not tested any apparatus*, equipment, fixtures, fittings or services and does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until their solicitors or legal advisers have verified it.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to 'exchange of contracts'

Location:

Former HSBC BANK is located in the centre of Smethwick high street. This building is located within a prominent busy prime catchment area. Other occupiers in the immediate vicinity include Lloyds Bank, Lloyds Pharmacy, large Sikh Gudwara and sits in front of Blue gates shopping centre where there are an multiple business of various sizes.

Full Description:

The property was previously owned by HSBC Bank hence the ground floor retailing area has had extensive upgrades internally which reflects its former use as a bank. The ground floor sales and offices are fitted and provides air conditioning, together with staff kitchen and WCs at rear of premises.

Accommodation:-

Ground Floor Retail area	=	112.67 sq.m
Kitchen	=	15.54 sq.m
Entrance Lobby	=	10.08 sq.m
Basement	=	42.36 sq.m
Total	=	<u>180.72 sq.m</u>

Rateable Value = £15,500

EPC

EPC Rating = E121

Lease Terms

The premises are available on full repairing and insuring lease of a term to be agreed

Rent:-

Price upon Application

Legal cost:-

Each party to bear their own costs incurred in the transaction

Planning:-

A1/A2 – Retail shop/financial and professional services

Business:-

The property is assessed for business rates purposes as a 'bank & Premises' with a rateable value of £15,500. Interested parties should make enquiries from local Authority to confirm the amount payable

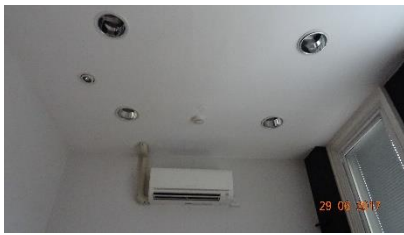
Viewing:

Strictly by prior arrangements with appointed Agents:-

Mr: D Singh

Mob: 07863695871

West Midlands Living



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Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or any other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any other member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when a specific written confirmation has been requested"

MONEY LAUNDERING REGULATIONS 2003

1. Intending purchases will be asked to produce identification documentation at an after stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4. Potential buyers are advised to recheck the measurements before committing to any expense. 5. I have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers' interest to check the working condition of any appliances. 6. I have not sought to verify the legal title of the property and buyers must obtain such verification from their legal representative.