

69 Bridge Street Newport, Gwent NP20 4AQ

lot 26

Freehold Bank Investment

- Rent Review to be settled
- Prominent position on the main retailing thoroughfare
- Let to Co-Operative Bank plc until 2019
- Nearby occupiers include The Post Office, Thomas Cook and HSBC

Rent
£25,000
per annum
exclusive



Location

Miles: 5 miles south-east of Cwmbran
12 miles north-east of Cardiff
14 miles from the second Severn Crossing
Roads: A48, A449, A4042, M4
Rail: Newport (London Paddington in approximately 1 hour 45 minutes)
Air: Cardiff Airport, Bristol Airport

Situation

The property occupies a prominent trading position close to the main pedestrianised retail area of the city. The railway station is close by and other nearby occupiers include McDonald's, Marks & Spencer and Starbucks.

Description

The property consists of a ground floor retail unit, trading as a bank, with a basement and first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
	Ground	Banking Hall	96.15 sq m (1,035 sq ft)	CO-OPERATIVE BANK PLC (1) (t/a Britannia)	15 years from 25/03/2004 until 2019	£25,000	25/03/2009
	Basement	Ancillary	40.87 sq m (440 sq ft)				
	First	Office/Storage	35.30 sq m (380 sq ft)				
	Second	Office/Storage	33.91 sq m (365 sq ft)				
Totals			206.23 sq m (2,220 sq ft)			£25,000	

(1) For the year ending 31st December 2010, Co-Operative Bank plc reported pre-tax profits of £48,900,000 and a total net worth of £1,995,800,000. (Source: www.riskdisk.com 26/09/2011)

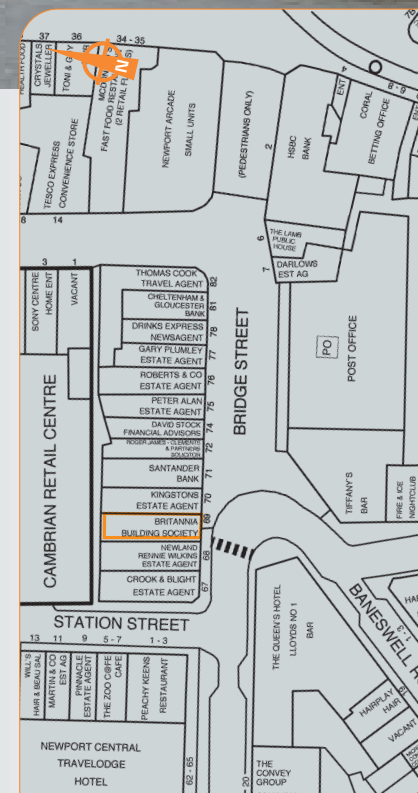
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