

Lloyds Bank, 11 Cross Square St Davids, Pembrokeshire SA62 6SE

lot 53

Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Benefits from a self-contained 2 bedroom flat
- Nearby occupiers include Co-operative Pharmacy, HSBC and Barclays

Rent
£14,500
per annum
exclusive



On behalf of Administrators

Location

Miles: 16 miles north-west of Haverfordwest
48 miles west of Carmarthen

Roads: A487

Rail: Haverfordwest Rail

Air: Cardiff International Airport

Situation

The property is situated in a prominent position on the south side of Cross Square. Cross Square lies between St David's Cathedral and the High Street with nearby occupiers including Co-operative Pharmacy, HSBC, Barclays and a number of independent shops, pubs and cafés.

Description

The property comprises a ground floor banking hall, basement storage, ancillary accommodation on part first floor and a self-contained 2 bedroom residential flat on the remaining first floor. Additionally there are two outbuildings in the yard to the rear of the property that the auctioneers were unable to inspect.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be one block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson.

Tel: 020 7034 4861. Email: henry.wilkinson@acutus.co.uk

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Ancillary	118.83 sq m (1,280 sq ft)	LLOYDS BANK PLC (1) (2)	10 years from 24/06/2011 on a full repairing and insuring lease (3)	£14,500 (3)	24/06/2016 (23/06/2021)
Basement	Storage	26.36 sq m (283 sq ft)				
Part First	Ancillary	23.38 sq m (251 sq ft)				
Part First	2 Bedroom Flat	Not measured				
Totals		168.57 sq m (1,814 sq ft)			£14,500 (3)	

(1) For the year ending 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894,000,000 and a net worth of £34,109,000,000. (Source: www.riskdisk.com 20/08/2014)

(2) The tenant has sublet the flat.

(3) The lease provides for a tenant's option to determine on the 23rd June 2016 on 6 months' written notice. If the option to determine is not activated, the tenant will benefit from a 6 month rent free period from 24th June 2016.

For further details please contact:

Jo Seth-Smith

Tel: +44 (0)20 7034 4854.

Email: jo.seth-smith@acutus.co.uk

Gwen Thomas

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acutus.co.uk

www.acutus.co.uk

Buyer's Legal Title Report

by Dentons UKMEA LLP

Contact: Greg Rigby.

Tel: +44 (0)207 320 3968.

Email: greg.rigby@dentons.com

See: www.acutus.co.uk for further details

Solicitors:

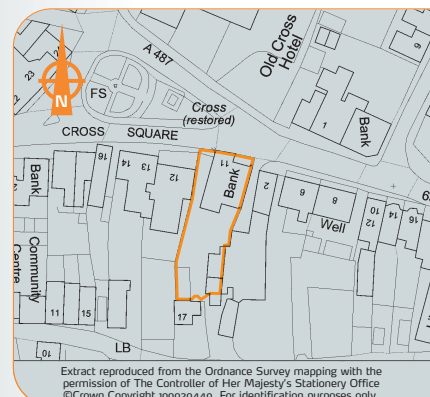
Addleshaw Goddard LLP

100 Barbirolli Square, Manchester M2 3AB.

Tel: +44 (0)161 934 6445.

Email: natalie.bromley@addleshawgoddard.com

Ref: Natalie Bromley.



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