

lot 70

## Lloyds Bank, 35 Dimond Street Pembroke Dock, Pembrokeshire SA72 6BT

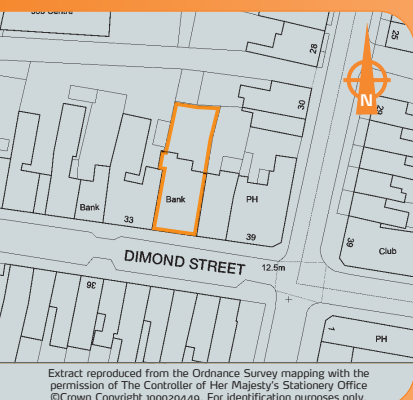
Rent  
**£15,000**  
per annum  
exclusive

### Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Town Centre location on main retailing thoroughfare
- Nearby occupiers include Britannia Building Society, Coral Betting, Boots, Lloyds Pharmacy and the Post Office



On behalf of Administrators



### Location

Miles: 3 miles north-west of Pembroke  
32 miles south-west of Carmarthen  
Roads: A477, A4139  
Rail: Pembroke Dock  
Air: Cardiff International Airport

### Situation

The coastal town of Pembroke Dock, located some 32 miles south-west of Carmarthen, is the third largest town in Pembrokeshire and provides a daily ferry service to Rosslare, Ireland. The property is situated in the town centre on the northern side of Dimond Street, the town's main retailing thoroughfare. Nearby occupiers include Britannia Building Society, Coral Betting, Boots, Lloyds Pharmacy and the Post Office.

### Description

The property comprises a ground floor banking hall with ancillary accommodation on the first and second floors.

### 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@acuitus.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 | 101.71 sq m (1,095 sq ft)        | <b>LLOYDS BANK PLC (1)</b> | 10 years from 24/06/2011 on a full repairing and insuring lease (2) | £15,000 (2)        | 24/06/2016 (23/06/2021) |
| First         | Ancillary              | 62.82 sq m (676 sq ft)           |                            |   |                    |                         |
| Second        | Ancillary              | 66.74 sq m (719 sq ft)           |                            |   |                    |                         |
| <b>Totals</b> |                        | <b>231.27 sq m (2,490 sq ft)</b> |                            |   | <b>£15,000 (2)</b> |                         |

(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 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:

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### 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.acuitus.co.uk** for further details

### Solicitors:

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