

## Lloyds Bank, 2 Glanmor Road Uplands, Swansea, West Glamorgan SA2 0PU

lot 71

### Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Located on the busy A4118, less than a mile from Swansea City Centre
- Nearby occupiers include Tesco Express, KFC, Subway, Sainsbury's, Boots and Co-operative Pharmacy

Rent  
**£12,000**  
per annum  
exclusive



On behalf of Administrators



### Location

Miles: 1 mile from Swansea City Centre  
Roads: A4118  
Rail: Swansea Rail  
Air: Cardiff International

### Situation

The property is situated less than one mile from Swansea City Centre in the busy suburb of Uplands, at the junction of The Grove and Glanmor Road (A4118) which links Swansea with Sketty. Nearby occupiers include Tesco Express, KFC, Subway, Sainsbury's, Boots and Co-operative Pharmacy.

### Description

The property comprises a ground floor banking hall with first floor office accommodation. Street parking is available just outside the property on The Grove.

### 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. Telephone: 0207 034 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	152.08 sq m	(1,637 sq ft)	<b>LLOYDS BANK PLC (1)</b>	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£12,000 (2)	24/06/2016 (23/06/2021)
First	Offices	61.94 sq m	(667 sq ft)				
<b>Totals</b>		<b>214.02 sq m</b>	<b>(2,304 sq ft)</b>			<b>£12,000 (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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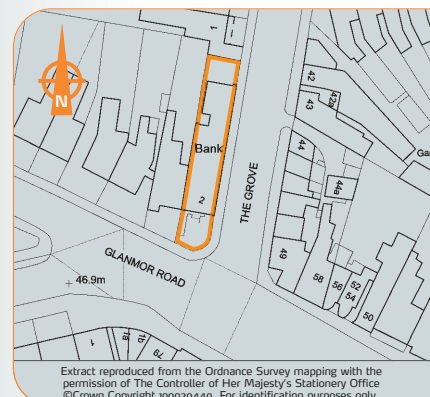
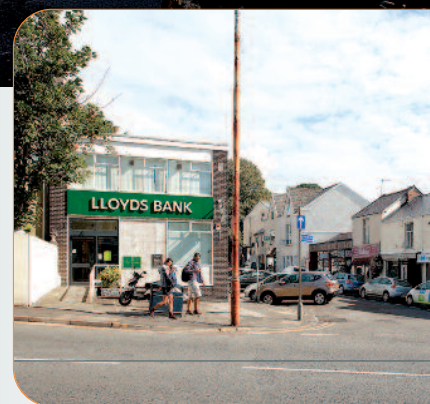
**Gwen Thomas**  
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### Buyer's Legal Title Report

by **Dentons UKMEA LLP**   
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Tel: +44 (0)207 320 3968.  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Solicitors:

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