

Lloyds Bank, Main Road Church Village, Nr Cardiff, Mid Glamorgan CF38 1RL

lot 75

Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Located on Main Road (A473), some 10 miles from Cardiff City
- On-site car parking

Rent
£13,000
per annum
exclusive



On behalf of Administrators



Location

Miles: 3 miles south of Pontypridd
10 miles north of Cardiff
Roads: A473, A470, M4 (Junction 33)
Rail: Trefforest Estate (23 mins to Cardiff Central)
Air: Cardiff International Airport

Situation

The property is situated in a predominantly residential area in Church Village on the southern side of Main Road (A473), some 10 miles north of Cardiff City and 6 miles north of the M4 Motorway. Nearby occupiers include Co-op Pharmacy, Mace Convenience Store, a florist, a beauty salon and the local primary school.

Description

The property comprises a ground floor banking hall with first floor and basement ancillary accommodation. The property also benefits from a car parking area to the rear.

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: +44 (0)20 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	168.80 sq m (1,817 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£13,000 (2)	24/06/2016 (23/06/2021)
Basement	Ancillary	58.16 sq m (626 sq ft)				
First	Ancillary	35.77 sq m (385 sq ft)				
Totals		262.73 sq m (2,828 sq ft)			£13,000 (2)	

(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:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk

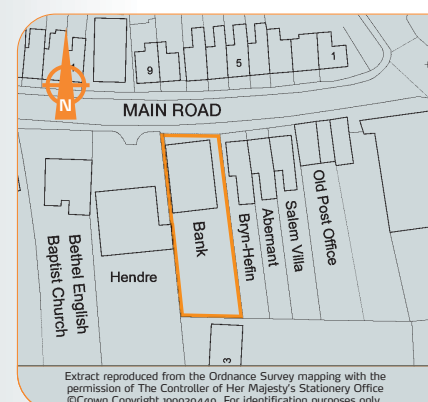
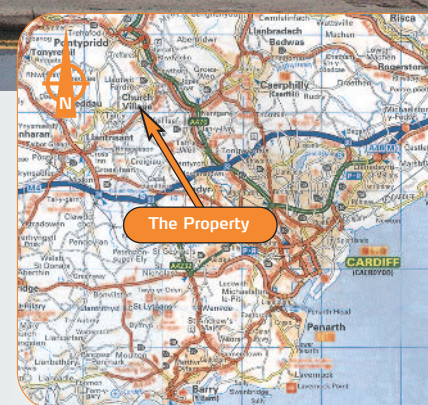
Gwen Thomas
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www.acuitus.co.uk

Buyer's Legal Title Report

by **Dentons UKMEA LLP**
Contact: Greg Rigby.
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See: www.acuitus.co.uk for further details

Solicitors:

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