

## National Westminster Bank, 17 Mona Street Amlwch, Anglesey LL68 9AR

lot 24

### Freehold Bank Investment with Vacant Upper Parts

- Part let to National Westminster Bank plc until 2027 (no breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021
- Vacant possession of upper parts with change of use potential to residential (subject to consents)
- Historic and attractive coastal town
- VAT-free investment

Rent  
**£6,900**  
per annum  
exclusive  
plus vacant  
upper parts



### Location

Miles: 18 miles north-east of Holyhead  
18 miles north-west of Bangor

Roads: A55, A5025

Air: Anglesey Airport

### Situation

Amlwch is located on the north coast of the Isle of Anglesey on the A5025 connecting Holyhead to the south-west and the Menai Bridge to the south. The property is situated in a prominent corner position on the south side of Mona Street close to its junction with Bull Bay Road (A5025).

### Description

The property comprises a ground floor banking hall with ancillary accommodation and self-contained office accommodation on the first and second floors. The property benefits from a large site and car parking to the rear.

### Tenure

Freehold.

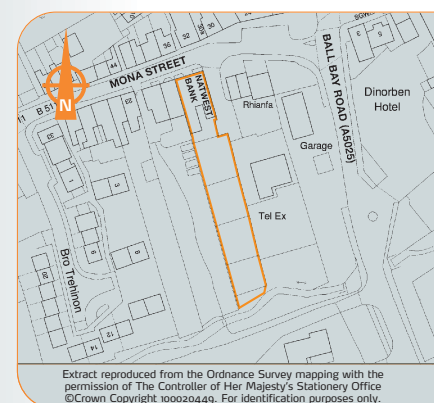
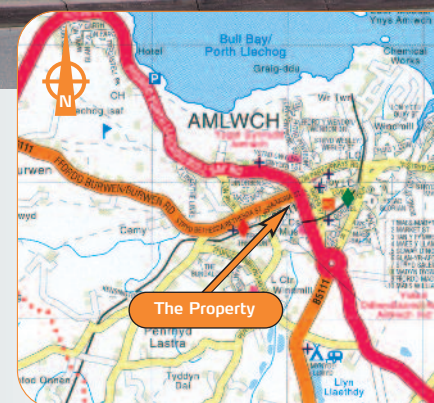
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/ Ancillary	156.63 sq m	(1,686 sq ft)	<b>NATIONAL WESTMINSTER BANK PLC (1)</b>	Approx 21 years from 13/12/2006 until 11/12/2027	£6,900	11/12/2021 (2) 11/12/2026
First	Ancillary	91.95 sq m	(990 sq ft)	<b>VACANT POSSESSION</b>	-	-	-
Second	Ancillary	36.24 sq m	(390 sq ft)				
<b>Totals</b>		<b>284.82 sq m</b>	<b>(3,066 sq ft)</b>			<b>£6,900</b>	

(1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation rate of £43bn and are 81% owned by HM Government. (Source: www.natwest.com & www.rbs.com)

(2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.

### For further details please contact:

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#### Will Moore

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### Buyer's Legal Report Service

#### Dentons UKMEA LLP

Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

#### Fladgate LLP

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Ref: Richard Kaufman.