

lot 16

Rent
£92,500
per annum
exclusive

Lloyds Bank, 268 High Street Bangor, Gwynedd LL57 1RT

Prime Freehold Bank Investment

- Entirely let to Lloyds Bank plc on a renewed 15 year lease until 2025 (no breaks)
- Tenant in occupation since at least 1995
- Approximately 520.15 sq ft (5,599 sq ft) with parking for some 24 cars

- Nearby occupiers include Barclays Bank, HSBC, Boots, H&M, WH Smith and JD Sports
- Prominently situated between the entrances to the Menai Shopping Centre & the Deiniol Shopping Centre
- VAT-free investment

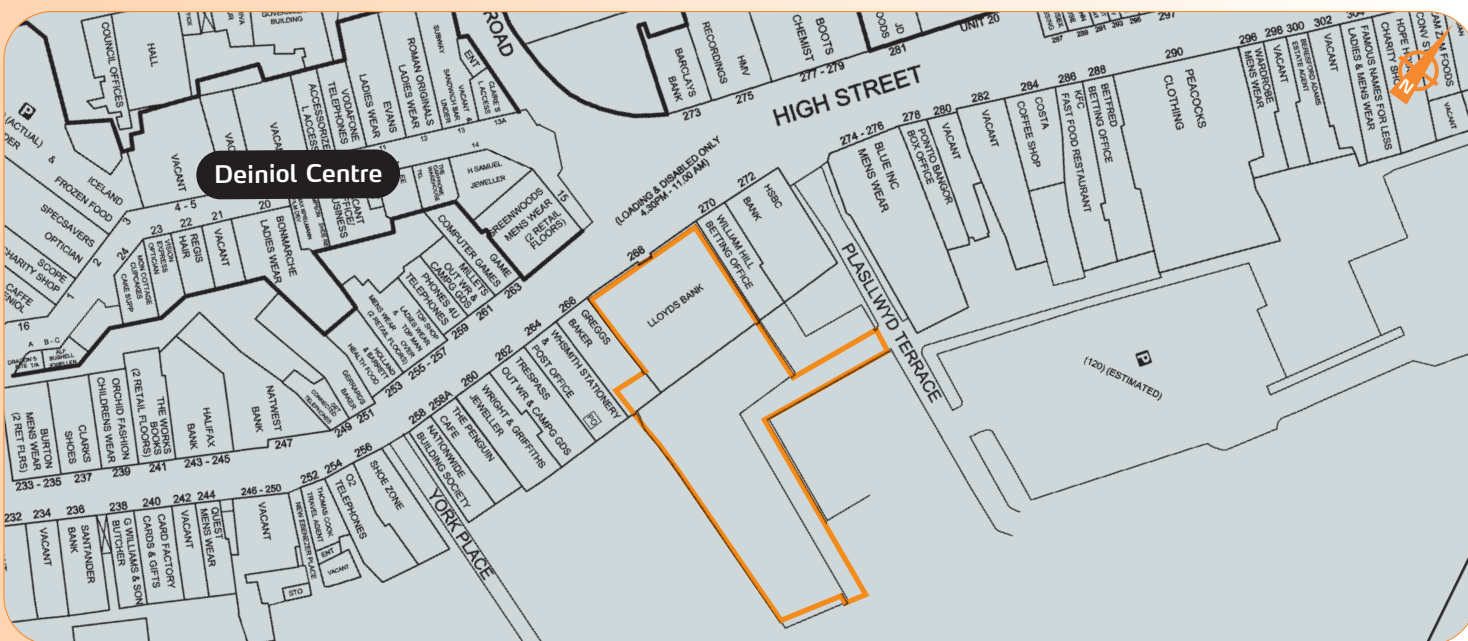


On behalf of an
Oxford College



lot 16

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£92,500
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Location

Miles: 9 miles north of Caernarvon
50 miles west of Chester
Roads: A5, A55
Rail: Bangor Railway Station
Air: Liverpool John Lennon Airport

Situation

Bangor is an important University and Cathedral city which benefits from considerable tourist and commercial activity. The property is situated in a conservation area on the eastern side of the pedestrianised High Street on the prime retail pitch. The property is prominently positioned between the entrances of the Menai Shopping Centre and the Deiniol Shopping Centre.

Description

The property, an attractive Grade II Listed building, comprises a ground floor banking hall with office and ancillary accommodation to the rear, together with offices and staff accommodation to the first floor and storage at second floor level.

There is a separate door to the first floor which could enable the first floor offices to be self-contained. The property also benefits from approximately 24 car parking spaces to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will only be **one block viewing date**. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Telephone: +44 (0)20 7034 4858.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall/Ancillary	283.26 sq m (3,049 sq ft)	LLOYDS BANK PLC (1)	15 years from 01/12/2010 until 30/11/2025 on a full repairing and insuring lease	£92,500	01/12/2015 01/12/2020
First	Office/Ancillary	153.28 sq m (1,650 sq ft)				
Second	Storage	83.61 sq m (900 sq ft)				
Totals		520.15 sq m (5,599 sq ft)			£92,500	

(1) For the year ending 31st December 2014, Lloyds Bank plc reported pre-tax profits of £2,289,000,000 and a total net worth of £39,827,000,000. (Source: www.riskdisk.com 26/05/2015)

For further details please contact:

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Buyer's Legal Report Service

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



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