

lot 33

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

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

Freehold Bank Investment with
Residential Development Consent on
Upper Parts

- Bank 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 consent to convert to 4 x one and two bedroom flats plus planning consent for an additional 6 x two bedroom flats



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 applicable to this lot.

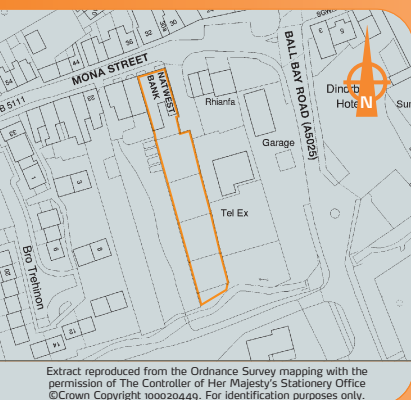
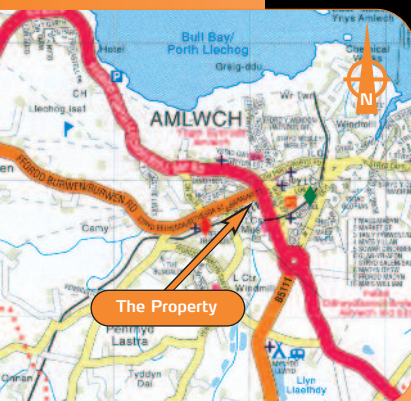
Planning

Planning consent has been granted for conversion of the upper parts to 4 x one and two bedroom flats. In addition, planning consent has been granted for 6 x two bedroom flats to be built at the rear.

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 Alec Linfield. Tel: 0207 034 4860.



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)	NATIONAL WESTMINSTER BANK PLC (1)	Approx 21 years from 13/12/2006 until 11/12/2027	£6,900	11/12/2021 (2) 11/12/2026
First	Planning consent for	91.95 sq m	(990 sq ft)	VACANT	—	—	—
Second	Residential Conversion for 1 x two bed and 3 x one bed flats	36.24 sq m	(390 sq ft)	POSSESSION	—	—	—
Totals		284.82 sq m	(3,066 sq ft)			£6,900	

- (1) National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who as at 31st December 2015 have a market capitalisation rate of £35.1bn and are 72.6% owned by HM Government. (Source: www.natwest.com & www.investors.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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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:

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