

# Barclays Bank, Market Square, Fishguard, Pembrokeshire SA65 9HB

Freehold Bank and Residential Investment

**Lot 19**

£23,700 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground First	Banking Hall Office/Ancillary	195.09 sq m (2,100 sq ft)	BARCLAYS BANK PLC (1)	20 years from 21/12/2006 until 21/12/2026 (2)	£19,200	21/12/2021
First & Second	Residential	Two Bed Flat	INDIVIDUAL	6 month AST from 20/03/2014	£4,500 (3)	Holding over
<b>Total</b>		<b>195.09 sq m (2,100 sq ft)</b>			<b>£23,700</b>	

(1) Barclays Bank Plc operates in over 40 countries, with over 130,000 employees worldwide (Source: www.home.barclays.com 14/08/2017). For the year ending 31st December 2016, Barclays Bank Plc reported pre-tax profits of £4,383,000,000 and a total net worth of £60,085,000,000 (Source: Experian Group: 21/12/2016).  
 (2) The lease provides an option to determine on 21/12/2021.  
 (3) The rent has been annualised.

## Key Details

- Bank let to Barclays Bank Plc until 2026 (subject to option)
- Two bedroom residential flat above let on AST
- Located in popular coastal town
- Nearby occupiers include Boots, Coral, Peacocks and Tourist Information Centre

## Location

Miles: 30 miles west of Carmarthen  
60 miles north-west of Swansea  
Roads: A40, A487  
Rail: Fishguard Harbour Rail  
Air: Cardiff Airport

## Situation

Fishguard is a popular coastal town located adjacent to the Pembrokeshire Coast National Park and home to Fishguard Port, providing regular ferry crossings to Ireland. The property occupies a prominent position in the town centre on Market Square, which connects High Street and West Street. Nearby occupiers include Boots, Coral, Peacocks and the Tourist Information Centre.

## Description

The property comprises a ground floor banking hall with part first floor office accommodation and a self-contained two bedroom flat on first and second floors. The residential flat is accessed via a dedicated entrance to the side of the property.

## Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone +44 (0)20 7034 4863 Email: georgina.roberts@acuitus.co.uk

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion



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