

9 High Street, Lampeter, Ceredigion SA48 7BQ

Freehold Bank and Residential Investment

Lot 95

£22,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	132.6 sq m (1,427 sq ft)	LLOYDS TSB	Approximately 11	£22,500	23/06/2021
Basement	Ancillary	46.4 sq m (500 sq ft)	BANK PLC (1)	years from		
First	Residential	3 rooms and kitchen		21/09/2010 on a full		
Second	Residential	4 rooms, bathroom and WC		repairing and		
				insuring lease		
Total Commercial		179 sq m (1,927 sq ft)			£22,500	

(1) For the year ending 31st December 2017, Lloyds Bank Plc (CRN 00002065) formerly Lloyds TSB Bank Plc, reported pre-tax profits of £5,035,000,000 and a total net worth of £47,675,000,000 (Source: Experian Group 11/09/2018).

Key Details

- Entirely let to Lloyds TSB Bank Plc
- Includes self-contained maisonette
- Attractive and historic university town
- Nearby occupiers include Greggs, Sainsbury's, Barclays and HSBC

On Behalf of Executors

Location

Miles: 50 miles north of Swansea
72 miles north-west of Cardiff
Roads: A475, A482
Air: Swansea Airport

Situation

Lampeter is an attractive and historic university town situated 50 miles north of Swansea. The property is prominently situated on the south side of High Street (A475). Nearby occupiers include Greggs, Sainsbury's, Barclays and HSBC.

Description

The property is an attractive Grade II listed building comprising a ground floor banking hall and basement ancillary accommodation with a large self-contained maisonette on the upper floors. The property also benefits from a yard to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer
Andrew Morgan
+44 (0)1570 423623
andrew@morgananddaves.co.uk



Seller's Solicitors: Chrisholms
Charles Rushforth
+44 (0)1208 812470
mail@chrisholmswade.plus.com