

Lot 2, 4/5 Bulkeley Terrace, Beaumaris, Anglesey, LL58 8AU

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Freehold Bank/Retail & Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

Freehold Bank/Retail & Residential Ground Rent Investment

- Majority let to The Royal Bank Of Scotland PLC until 2026
- Upper floors let to residential tenant on a long lease
- Historic and picturesque coastal town on the Isle of Anglesey
- Close to Beaumaris Pier & Beach
- VAT-free investment

Auction
17/Feb/2022

Lot
2

Status
Available

Rent
£13,538 per Annum

Auction Venue
Live Streamed Auction

Sector
Bank

Location

Miles 5 miles east of the Menai Bridge, 7 miles north-east of Bangor
Roads A545, A55
Air Anglesey Airport

Situation

Beaumaris is an historic seaside town located on the east coast of the Isle of Anglesey - famous for its castle, architecture, seafront and pier. The property is situated in a prime location on Bulkeley Terrace, in the heart of the town centre and a very short walk to Beaumaris Pier & Beach.

Tenure

Freehold.

Description

The property comprises a shop (former bank) arranged on the ground floor & basement and separately accessed residential accommodation on the first and second floors.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 2% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

6 weeks completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Reviews
Ground/Basement	Retail/Ancillary	149.95 sq m	(1,614 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx. 21 Years from 09/06/2005 to 23/06/2026 (2)	£13,437.50	24/06/2025
First and Second	Residential	-	-	BANK HOUSE BEAUMARIS LIMITED	125 Years from 13/03/2008 to 21/03/2133	£100 (rising)	2033
Total		149.95 sq m	(1,614 sq ft)			£13,537.50	

(1) For the year to 31/12/2020 Royal Bank of Scotland PLC reported a turnover of £7,773,000,000 , a pre tax profit of £913,000,000 and a net worth of £12,831,000,000 (Source: NorthRow 06/01/2022)

(2) The property has been sublet (t/a Jollys Coffee House & Patisserie) on a term expiring on 23/03/2026

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September 2020