



SITUATION

Occupying a prominent position at the junction with Stanley Street nearby such multiples as **NatWest, William Hill, HSBC** and a **Post Office**, plus a host of established local traders. Holyhead is the principal commercial centre of the Isle of Anglesey providing regular ferry services to Ireland, with good road access via the A5 and the A55 North Wales Coastal Expressway, some 24 miles west of Bangor.

PROPERTY

An attractive double fronted terraced building comprising a **Ground Floor Bank** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, there is a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	41'4"
Internal Width	38'0" narrowing to 26'6"
Bank Depth	43'11"
Built Depth	83'6"
Banking Hall/Store Area Approx.	2,290 sq ft
Ladies & Gents WCs	

First Floor Flat (not inspected)

Believed to be 3 Bedrooms, Living Room, Kitchen, Bath/WC

Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bath/WC
(GIA Approx. 1,070 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc (having approx. 1,300 branches) (T/O for Y/E 31/12/2015 £31.03bn, Pre-Tax Profit £1.372bn and Shareholders' Funds £46.96bn)** for a term of 10 years from 11th May 2012 **(in occupation over 20 years)** at a current rent of **£14,200 per annum** exclusive.

Rent Review May 2017

Note: The lessee did not operate their 2017 break clause.

£14,200 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Trowers & Hamlins – Tel: 020 7423 8518
Ref: P. Peters – Email: ppeters@trowers.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts