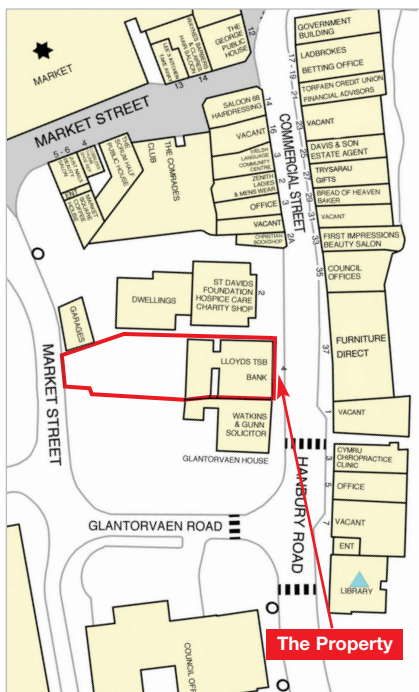


# **Pontypool** **4 Hanbury Road** **Gwent** **NP4 6YE**

- **Freehold Bank Investment**
- Lease renewal to Lloyds TSB Bank plc
- Let for a further 10½ years (No breaks)
- No VAT applicable
- Large rear car park
- Rent Review 2017
- Current Rent Reserved

**£20,000 pa**  
**Rising to a minimum**  
**of £22,500 pa in May**  
**2017**

**SIX WEEK COMPLETION**  
**AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Pontypool is located in the district of Torfaen and has population of some 36,000. Newport is located 8 miles to the south whilst Cardiff is 20 miles to the south-west. Road communications are good with the town being located on the A4042 which provides direct dual carriageway access to the M4 at Junction 25A, 8 miles to the south. The property is situated in a prominent position in the town centre close to the Civic Centre. Occupiers close by include Barclays, Ladbrokes and a variety of local occupiers.

## **Description**

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with basement strong room/storage together with offices/storage on the two upper floors. The property benefits from a car park to the rear with spaces for approximately 12 cars (10 marked).

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>13.85 m</b>	<b>(45' 5")</b>
<b>Net Frontage</b>	<b>10.50 m</b>	<b>(34' 5")</b>
<b>Shop Depth</b>	<b>7.10 m</b>	<b>(23' 4")</b>
<b>Built Depth</b>	<b>18.35 m</b>	<b>(60' 3")</b>
<b>Basement Strong Room/Storage</b>	<b>48.50 sq m</b>	<b>(522 sq ft)</b>
<b>Ground Floor Banking Hall</b>	<b>87.80 sq m</b>	<b>(945 sq ft)</b>
<b>Ground Floor Offices</b>	<b>68.40 sq m</b>	<b>(737 sq ft)</b>
<b>First Floor Offices/Storage</b>	<b>93.30 sq m</b>	<b>(1,004 sq ft)</b>
<b>Second Floor Offices/Storage</b>	<b>57.80 sq m</b>	<b>(622 sq ft)</b>
<b>Total</b>	<b>355.80 sq m</b>	<b>(3,830 sq ft)</b>

## **Tenancy**

The entire property is at present let to LLOYDS TSB BANK plc for a term of 10 years and 6 months from 25th May 2012 at a current rent of £20,000 per annum, exclusive of rates. The lease provides for a rent review in the 5th year of the term to the greater of market rental value or £22,500 pa and contains full repairing and insuring covenants.

## **Tenant Information**

No. of Branches: 3,000+.  
 Website Address: [www.lloydstsb.com](http://www.lloydstsb.com)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Viewings**

To be held on Wednesday 4th July by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter **Lot 10 Pontypool**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** B Shaw Esq, Solomon Taylor and Shaw. Tel: 0207 431 1912 Fax: 0207 794 7485 e-mail: [barry@solts.co.uk](mailto:barry@solts.co.uk)