

Merthyr Tydfil
3 Victoria Street
Merthyr Vale
Mid Glamorgan
CF48 4SE

- **Attractive Freehold Bank Investment**
 - Let to Nationwide Building Society
 - Lease expires 2018
 - No VAT applicable
 - Current Rent Reserved
- £27,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Merthyr Tydfil has a population of approximately 40,000 and is located 20 miles north of Cardiff. The town lies at the junctions of the A465 and A470, the latter providing access to Cardiff and Junction 32 of the M4 Motorway.

The property is situated on the south side of Victoria Street in the pedestrianised Market Square which is located adjacent to the High Street and St Tydfil Square Shopping Centre.

Occupiers close by include Specsavers Opticians, Brighthouse, Coral, Ladbrokes, Santander, Halifax, F Hinds, EE and many others.

Description

This detached property is arranged on basement (trap door access), ground and two upper floors to provide a ground floor banking hall with ancillary accommodation on the two upper floors. The property has the benefit of three frontages giving ample display space.

The property provides the following accommodation and dimensions:

Gross Frontage	22.64 m	(74' 4")
Net Frontage	12.42 m	(40' 9")
Overall Return Frontage	6.43 m	(21' 2")
Victoria Street Frontage	6.9 m	(22' 8")
Shop & Built Depth	5.91 m	(19' 5")
Basement (not measured)		
First Floor	116.95 sq m	(1,259 sq ft)
Second Floor	103.80 sq m	(1,117 sq ft)

Tenancy

The entire property is at present let to NATIONWIDE BUILDING SOCIETY for a term of 5 years from 25th March 2013 at a current rent of £27,500 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Nationwide Building Society is the largest building society in the world. Website Address: www.nationwide.co.uk
 For the year ended 4th April 2014, Nationwide Building Society reported a turnover of £5.784 billion, a pre-tax profit of £677 million and a net worth of £7.95 billion. (Source: Experian 31.03.2015.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 103 Band E (Copy available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 24th June by emailing: viewings@allsop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 28 Merthyr Tydfil'.



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

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