

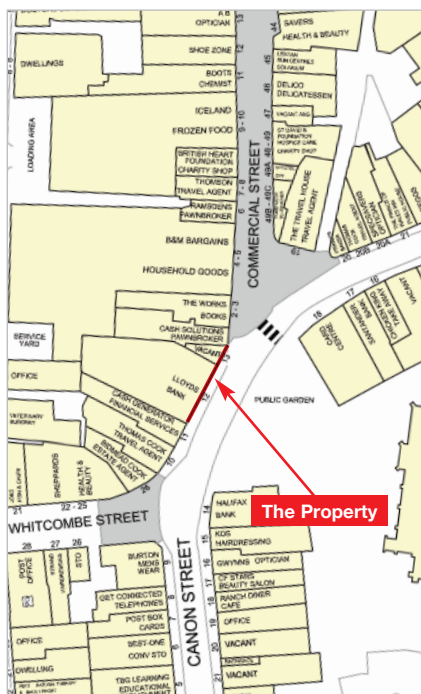
# Aberdare

## 12/13 Canon Street

### Mid Glamorgan

### CF44 7AR

- **Prominent Freehold Bank Investment**
- Comprising a bank and a self-contained shop
- Entirely let to Lloyds Bank plc
- Lease expires 2022
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved **£38,000 pa**



#### Tenure

Freehold.

#### Location

Aberdare is located 27 miles north-east of Swansea and 25 miles north-west of Cardiff. The town is served by the A465 dual carriageway and the A4095 (Cardiff Road).

The property, which is located in a Conservation Area, is situated in a prominent position within the town centre on Canon Street, close to its junction with Commercial Street.

Occupiers close by include Halifax, Santander, Barclays, NatWest, Greggs, Subway, B&M Bargains, Iceland, Thomas Cook and Co-op Travel.

#### Description

This prominent property is arranged on basement, ground and two upper floors to provide two buildings. No 12 provides a recently refurbished ground floor banking hall with ancillary storage and staff rooms to the basement and upper floors. No 13 provides a self-contained ground floor shop with staff/ancillary accommodation above and is not presently used by the lessee.

The property provides the following accommodation and dimensions:

No 12 (t/a Lloyds Bank)		
Gross Frontage	16.20 m	(53' 2")
Net Frontage	13.65 m	(44' 9")
Shop Depth	15.46 m	(50' 8")
Built Depth	20.00 m	(65' 7")
Ground Floor	240.75 sq m	(2,591 sq ft)
First Floor	76.87 sq m	(827 sq ft)
Second Floor	85.20 sq m	(917 sq ft)
Basement	59.13 sq m	(636 sq ft)
<b>Total</b>	<b>461.95 sq m</b>	<b>(4,971 sq ft)</b>

(1) Total area taken from VOA website.

#### No 13

Gross Frontage	4.0 m	(15' 9")
Net Frontage	4.2 m	(13' 9")
Ground Floor	15.0 sq m	(161 sq ft)
First Floor	17.1 sq m	(184 sq ft)
Second Floor	24.3 sq m	(262 sq ft)
<b>Total</b>	<b>56.4 sq m</b>	<b>(607 sq ft)</b>

(2) Not inspected by Allsop. Areas provided by Tenant's Agent.

#### Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 22nd February 2012 at a current rent of £38,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.lloydsbank.com](http://www.lloydsbank.com)  
For the year ended 31st December 2015, Lloyds Bank plc reported a nil turnover, a pre-tax profit of £1.372bn and a net worth of £43.108bn. (Source: riskdisk.com 22.02.2017.)

#### 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)

#### Energy Performance Certificate

For EPC Rating please see website.

#### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 10th May. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 51 Aberdare**.