

# Carmarthen

## 9-10 Guildhall Square

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### SA31 1PN

- **Attractive and Prominent Grade II Listed Freehold Bank Investment**
  - Let to Barclays Bank plc until 2026 (1)
  - Pedestrianised town centre position adjacent to WH Smith
  - No VAT applicable
  - Current Rent Reserved
- £110,000 pa**

On the Instructions of Joint  
Fixed Charge Receivers



**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Carmarthen, the county town of Carmarthenshire, has a population of some 79,000 within a 20 km radius of the town centre. It is located some 20 miles north-west of Swansea and 60 miles from Cardiff.

The town is served by the A40 and A48, which in turn provides direct access to the M4 to the east. There is a direct rail service to London Paddington in less than 4 hours.

The property is situated in a prominent pedestrianised town centre position on Guildhall Square, at its junction with Red Street and Dark Gate.

Occupiers close by include WH Smith (adjacent), BHS, Caffè Nero, Nationwide, Santander, Waterstones, Greggs, Boots, Clarks Shoes and The Body Shop among many others.

#### Description

This attractive Grade II Listed property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with ancillary accommodation to the basement and office and ancillary accommodation on the upper floors. The property benefits from eight marked parking spaces to the rear and a goods lift serving the ground and upper floors.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>57.1 sq m</b>	<b>(614 sq ft)</b>
<b>Ground Floor</b>	<b>364.6 sq m</b>	<b>(3,924 sq ft)</b>
<b>First Floor</b>	<b>215.8 sq m</b>	<b>(2,323 sq ft)</b>
<b>Second Floor</b>	<b>124.3 sq m</b>	<b>(1,338 sq ft)</b>
<b>Total</b>	<b>761.8 sq m</b>	<b>(8,199 sq ft)</b>

#### Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 8th August 2006 at a current rent of £110,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, limited to a schedule of condition. There is a lessee's option to determine the lease at the end of the fifteenth year (1).

#### Tenant Information

Website: [www.barclays.co.uk](http://www.barclays.co.uk)

For the year ended 31st December 2013, Barclays Bank plc reported an undisclosed turnover, pre-tax profits of £2.885 million, shareholders' funds of £60.949 million and a net worth of £53.264 million. (Source: riskdisk.com 11.09.2014.)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 73 Band C (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 8th October by emailing [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk). Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 223 Carmarthen.**

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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