

Newbridge

16/18 High Street Newport Gwent NP11 4EZ

- **Freehold Bank and Residential Investment**
- Majority let to Barclays Bank plc on a lease expiring 2027 (1)
- Town centre location, adjacent to Lloyds Bank
- Includes a flat let on an Assured Shorthold Tenancy
- No VAT applicable
- Bank Rent Review 2017
- Total Current Rents Reserved

£17,700 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Newbridge is an attractive town located some 12 miles north of Newport and 6 miles west of Pontypool, accessible via the A467. The property is situated on the north side of the High Street in the town centre.

Nearby occupiers include Lloyds Bank, Co-Op Food, Betfred and Greggs amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with first floor staff office and storage accommodation. The remainder of the first floor provides a self-contained flat which is accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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 7th October.

Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 114 Newbridge**.



Total £17,700 p.a.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Barclays Bank plc (2)	Ground Floor 98.91 sq m (1,065 sq ft) First Floor 63.98 sq m (689 sq ft) Total (3) 162.89 sq m (1,754 sq ft)	20 years from 12.01.2007 Rent review every 5th year (1) FR & I	£13,500 p.a.	Rent Review 2017
2	Individual	First Floor Flat – Comprising 3 Rooms, Kitchen and Bathroom (4)	6 months Assured Shorthold Tenancy from 17.07.2015	£4,200 p.a. annualised	

(1) The Lessee has an option to determine the lease at the end of the fifteenth year of the term.

(2) Website Address: www.barclays.co.uk

For the year ended 31st December 2014, Barclays Bank did not report a turnover but reported a pre-tax profit of £2.309bn, shareholders' funds of £63.756bn and a net worth of £55.576bn. (Source: Experian 15.09.2015.)

(3) Not inspected by Allsop, floor areas sourced from www.2010.voa.gov.uk

(4) Not inspected by Allsop, accommodation details provided by the Vendor.

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 Milburn Esq Shranks Solicitors. Tel: 020 7831 6677 e-mail: bm@shranks.co.uk

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