

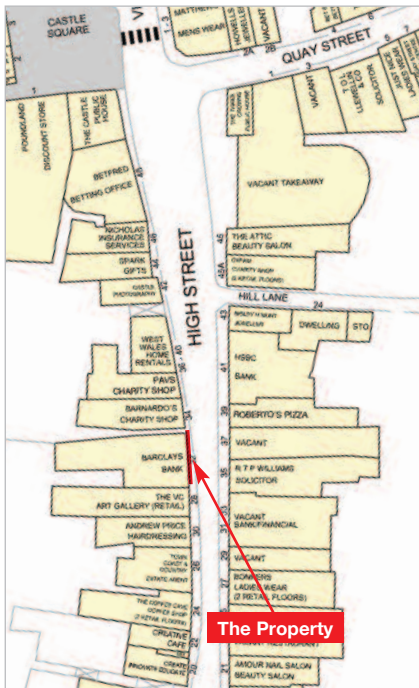
Haverfordwest

32 High Street

Pembrokeshire

SA61 2DA

- **Attractive Freehold Bank Investment**
- Let to Barclays Bank plc on a lease expiring 2028 (1)
- Town centre position
- Includes secure rear parking
- Rent Review 2023
- Current Rent Reserved
£26,500 pa



Tenure

Freehold.

Location

Haverfordwest, located approximately 30 miles west of Carmarthen and 7 miles north of Milford Haven, is an important retail and commercial centre and is one of the principal market towns in West Wales. The town has a resident population of some 12,000 and benefits from a large rural catchment area. The town is on the A40 which provides a link to the A48 and thus the M4.

The property is situated within a Conservation Area in Haverfordwest town centre on the north side of the High Street, close to its junction with Hill Lane.

Occupiers close by include Barnardo's (adjacent), HSBC (opposite), NatWest and Betfred, amongst 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 above. The basement provides a strong room. There is a goods lift that serves all floors. The property benefits from 10 car parking spaces to the rear accessed via Castle Lake public pay & display car park.

The property provides the following accommodation and dimensions:

Gross Frontage	11.45 m	(37' 7")
Net Frontage	9.30 m	(30' 6")
Shop Depth	25.85 m	(84' 9")
Basement (2)	23.90 sq m	(257 sq ft)
Ground Floor	133.00 sq m	(1,431 sq ft)
First Floor	83.00 sq m	(893 sq ft)

(2) Area taken from www.tax.service.gov.uk

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 18th March 2008 at a current rent of £26,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

(1) The lease contains a lessee's option to determine at the end of the 15th year.

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2016, Barclays Bank plc did not report a turnover, but reported a pre-tax profit of £4.383bn, shareholders' funds of £67.433bn and a net worth of £60.085bn. (Source: Experian 10.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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 2nd May. Please email 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 155 Haverfordwest**.

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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