



Tenure

Freehold.

Location

Blackwood, with a population of 23,300, is a busy town situated 10 miles north-west of Newport and 16 miles north of Cardiff, on the A4048. The M4 motorway (Junction 32) lies some 10 miles to the south.

The property is situated on the east-side of High Street, close to the junction with Hall Street, in the town centre.

Occupiers close by include Barclays Bank, Store Twenty One, William Hill, Argos and Poundland. Furthermore Blackwood Retail Park and a public car park are to the rear of the property.

Description

The property is arranged on basement, ground and two upper floors to provide a recently refurbished ground floor banking hall with basement storage/strong rooms and further ancillary and storage accommodation to the first and second floors. In addition, there is parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	11.60 m	(38' 1")
Net Frontage	10.55 m	(34' 7")
Shop & Built Depth	17.20 m	(56' 5")
Basement	63.0 sq m	(678 sq ft)
First Floor	76.5 sq m	(823 sq ft)
Second Floor	28.5 sq m	(307 sq ft)

Tenancy

The property is to be sold subject to a lease to HSBC BANK PLC for a term of 15 years from 18th June 2008 at an initial rent of £35,000 per annum, exclusive of rates. 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 tenant's option to break at the tenth year in 2018. The lease contains an option for HSBC to take a new lease for a further term of 15 years on the same terms but with rent reviews on the second day of the term and fifth and tenth anniversaries of the commencement date.

Tenant Information

For the year ended 31st December 2010, HSBC Bank plc did not report a turnover, shareholders' funds of £32.357 billion, pre-tax profits of £4.011 billion and a net worth of £21.24 billion. (Source: riskdisk.com 31.10.2011)

VAT

VAT is not applicable to this lot.

Legal Pack

The legal pack is available from www.allsoop.co.uk.

Viewings

To be held on 28th November 2011 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsoop.co.uk

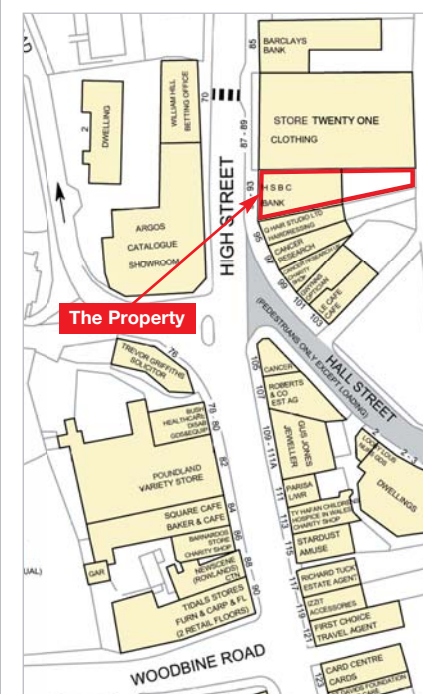
In the subject box of your e-mail, please ensure that you enter **Lot 43 Blackwood**.

Blackwood
91-93 High Street
Gwent
NP12 1PN

- **Town Centre Freehold Bank Investment**
- Let to HSBC Bank plc on a lease expiring 2023 (1)
- Rent Review 2013
- VAT not applicable
- Current Rent Reserved

£35,000 pa

SIX WEEK COMPLETION AVAILABLE



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