



Tenure

Freehold.

Location

Machynlleth is an attractive market town located at the heart of the Dyfi Estuary, 18 miles north of Aberystwyth and 38 miles south of Blaenau Ffestiniog. The town is served by the A487 whilst the A489 provides access to the A458 to east and is a popular holiday destination. The property is situated on the south side on Maengwyn (A489) close to its junction with Heol Pen'Rallt, a main commercial thoroughfare in the heart of the town.

Occupiers close by include Barclays, HSBC, AGA, Kelvin Jenkins Estate Agents and Spar amongst others.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with basement storage. The remainder of the ground floor provides a shop trading as an estate agency. The majority of the upper parts provide extensive self-contained residential accommodation with the remainder forming a vacant warehouse accessed from Bank Lane.

Planning (2)

The vacant warehouse has planning consent, dated 17th April 2014, for conversion to 3 x residential units together with external alterations. (Ref Nos: P/2014/O172).

For further information and plans: www.powys.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Range from EPC Rating 32-392 Bands D-G (Copies 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. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 200 Machynlleth**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc (1)	Gross Frontage 10.70 m Shop & Built Depth 22.50 m Basement 89.80 sq m	(35' 1") (73' 9") (967 sq ft) Term of years from 09.06.2005 expiring 23.06.2026 Rent review in 2020 to a minimum of 7.5% increase FR & I. Service Charge Cap	£15,700 p.a.	Rent Review in 2020 to a minimum of £16,877.50 pa
Shop	Farmers Marts (R G Jones Ltd) (Estate Agents)	Gross Frontage 5.15 m Net Frontage 2.00 m Shop & Built Depth 6.80 m	(16' 10") (6' 6") (22' 3") 5 years from 12.04.2014 Rent review in the 3rd year FR & I	£1,100 p.a.	Rent Review 2017
First, Second & Third Floor	Individual	Maisonette (GIA basis) – First Floor 230.65 sq m Second Floor 145.45 sq m Third Floor 101.20 sq m	(2,482 sq ft) (1,565 sq ft) (1,089 sq ft) 1 year Assured Shorthold Tenancy from 20.03.2013	£3,360 p.a.	
Rear Warehouse	Vacant (2)	Ground, Mezzanine, First and Second Floors – Not inspected	–	–	–

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.

Website Address: www.rbs.com

NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

Total £20,160 p.a.

Machynlleth

22 Maengwyn Street

Powys

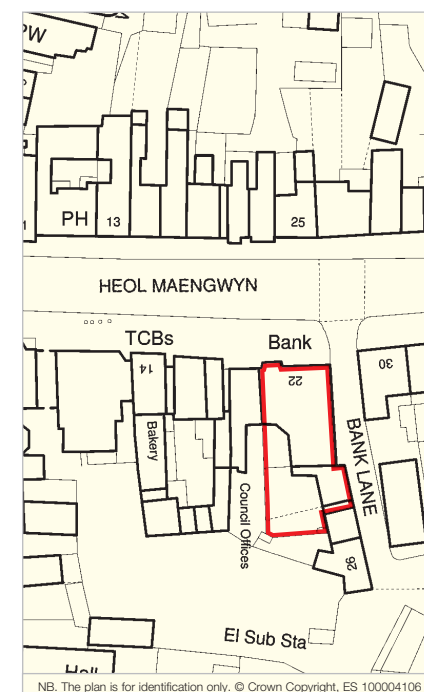
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- **Freehold Bank, Estate Agent and Residential Investment**
- Comprises a bank, estate agent, residential element and a vacant warehouse with planning permission for conversion into three flats (2)
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2026 without breaks
- VAT is NOT applicable
- Town centre location
- Bank Rent Review in 2020 to a minimum of £16,877.50 pa
- Total Current Rents Reserved
£20,160 pa

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**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

Seller's Solicitor Mrs L Davison, Nabarro. Tel: 0114 279 4015 e-mail: l.davison@nabarro.com

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