

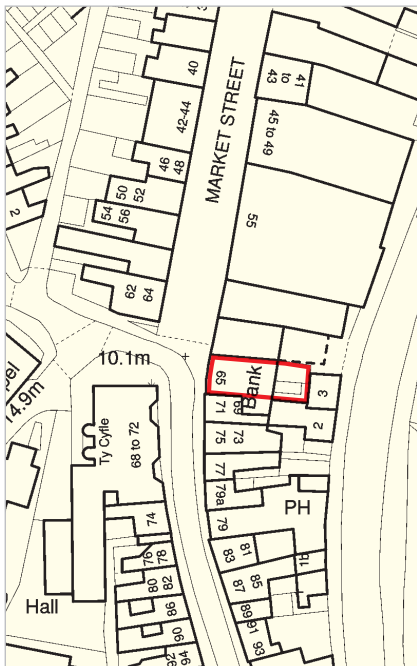
Holyhead

65-67 Market Street
Isle of Anglesey
LL65 1UH

- Freehold Bank Investment
- Let to Barclays Bank plc
- Lease expires 2027 (1)
- Pedestrianised town centre position
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

£28,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Holyhead is located on Holy Island which lies immediately to the west of Anglesey which itself is separated from Mainland Wales by the Menai Straits. The town is a major commercial centre and busy ferry port with regular services to Ireland. Road communications are good with the A55 North Wales Expressway providing a direct link to Chester, the M53 and the National Motorway Network. The town also benefits from direct rail services to London Euston (from 3 hours 41 minutes).

The property is situated on the east side of the pedestrianised Market Street.

Occupiers close by include Co-operative Food, BetFred, Superdrug, Boots, Santander, Tenovos and Shoe Zone.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary storage accommodation in the basement and on the first floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	9.30 m	(30' 6")
Net Frontage	7.50 m	(24' 7")
Shop & Built Depth	14.00 m	(45' 11")
Basement	46.45 sq m	(500 sq ft)
Ground Floor	99.40 sq m	(1,070 sq ft)
First Floor	35.75 sq m	(385 sq ft)
Total	181.60 sq m	(1,955 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 28th November 2007 at a current rent of £28,000 per annum. The lease provides for rent reviews on 24th June 2011 and every fifth year of the term thereafter 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 end of the fifteenth year.

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2013, Barclays Bank plc reported a turnover of Nil, a pre-tax profit of £2.885bn, shareholders' funds of £60.949bn and a net worth of £53.264bn. (Source: riskdisk.com 09.06.2014.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 Band D (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@allsop.co.uk. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 55 Holyhead**.

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 Ms J Ghelani, Axiom Stone. Tel: 0208 951 6989 e-mail: jg@axiomstone.co.uk