



Tenure

Freehold.

Location

Carmarthen, the county town of Carmarthenshire, is an attractive town and one of the oldest in Wales. It has a population of some 79,000 within a 20 km radius of the town centre and it is located some 20 miles north-west of Swansea and 60 miles from Cardiff. The town is served by the A40 and A48, which in turn provides direct access to the M4 to the east. There is a direct rail service to London Paddington which takes less than 4 hours.

The property is well located on Lammas Street, close to Merlins Walk Shopping Centre. Occupiers close by include Peacocks, HSBC, Santander, Caffè Nero, TSB Bank, Barclays, F Hinds (adjacent) and Edinburgh Woollen Mill, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	155.4 sq m	(1,673 sq ft)
First Floor	108.3 sq m	(1,166 sq ft)
Total	263.7 sq m	(2,839 sq ft)

NB. Not inspected by Allsop. Floor areas provided by the Vendor.

Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 29th December 2016 at a current rent of £38,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Alienation Provisions

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

Tenant Information

The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.

Website Address: www.bankofscotland.co.uk

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 110 Band E (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 with us in advance no later than 12 noon on Wednesday 28th June. 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 25 Carmarthen**.

Carmarthen

121/122 Lammas Street

Carmarthenshire

SA31 3AE

- **Freehold Bank Investment**
- Comprising 263.7 sq m (2,839 sq ft)
- Entirely let to Bank of Scotland plc
- Favourable alienation provisions within the lease
- 15 year lease expiring 29th December 2031 (no breaks)
- Well located in town centre close to Merlins Walk Shopping Centre
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

£38,500 pa

SIX WEEK COMPLETION AVAILABLE

