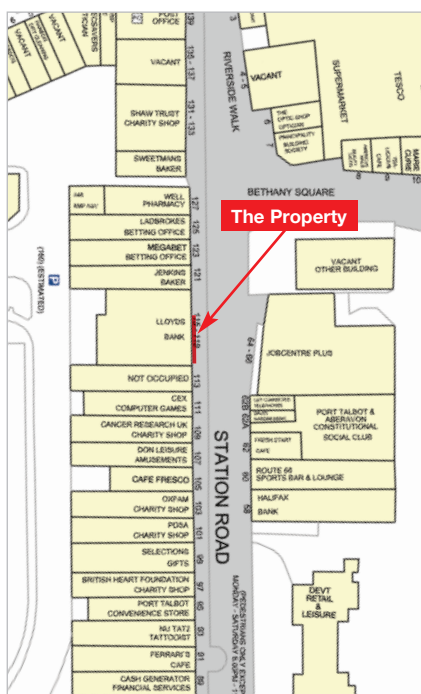


Port Talbot Lloyds Bank 115-117 Station Road West Glamorgan SA13 1NR

- **Freehold Bank Investment**
- Let to Lloyds Bank plc until 2024 (no breaks)
- Pedestrianised town centre position
- Includes three parking spaces and customer access to the rear
- No VAT applicable
- Rent Review 2019
- Current Rent Reserved
£34,150 pa



Tenure

Freehold.

Location

Port Talbot is a South Wales town located some 7 miles south-east of Swansea, within easy access of junctions 40 and 41 of the M4 Motorway.

The property is situated on the west side of the pedestrianised Station Road in the heart of the town centre; there is a large public car park to the rear.

Occupiers close by include Tesco supermarket, Coral, Ladbrokes, Well Pharmacy, Cex, Cancer Research and the Post Office, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary office and staff accommodation to the first floor. The property benefits from rear customer access and three car parking spaces. The property interconnects with the adjoining 119 Station Road, which also trades as Lloyds Bank but is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	12.37 m	(40' 7")
Net Frontage	11.54 m	(37' 11")
Ground Floor	227.0 sq m	(2,443 sq ft)
First Floor	103.6 sq m	(1,115 sq ft)
Total	330.6 sq m	(3,558 sq ft)

NB. Not inspected by Allsop. Areas taken from Valuation Office Agency.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 24th June 2014 at a current rent of £34,150 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.lloydsbank.com

For the year ended 31st December 2016, Lloyds Bank plc did not report a turnover but reported a pre-tax profit of £1.977bn, shareholders' funds of £49.5bn and a net worth of £49.326bn. (Source: Experian 10.01.2018.)

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

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 24th January. 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 106 Port Talbot**.

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 N Gibbons, Fraser Brown. Tel: 0115 988 8777 e-mail: ngibbons@fraserbrown.com