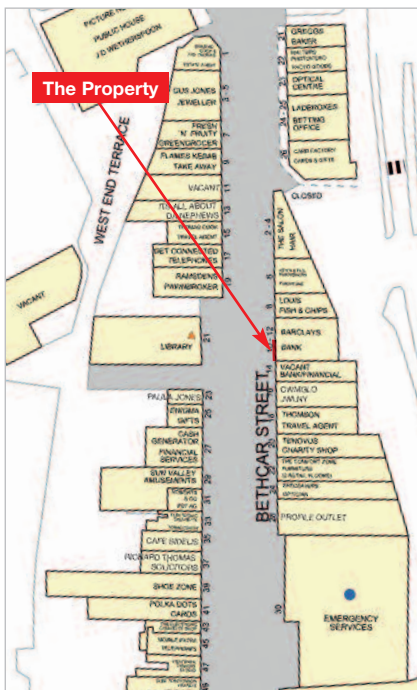


Ebbw Vale **12 Bethcar Street** **Gwent** **NP23 6HQ**

- **Freehold Bank Investment**
- Let to Barclays Bank plc until 2020 (1)
- Pedestrianised town centre location
- No VAT applicable
- Current Rent Reserved
£8,562.33 pa
rising to £10,250 pa in 2018



Tenure

Freehold.

Location

Ebbw Vale is the largest town of the Blaenau Gwent County Borough, located some 16 miles north-west of Newport and 21 miles north of Cardiff, on the edge of the Brecon Beacons National Park. Ebbw Vale Town Rail Station provides a direct route to Cardiff and the town is served by the A4046 and A465.

The property is situated in the heart of the town centre on the pedestrianised Bethcar Street, opposite the library. Occupiers close by include Specsavers, Thomson travel agents, Greggs, Ladbrokes, Card Factory and Shoe Zone amongst others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with ancillary accommodation to the basement and first floor. The property interconnects with the adjoining unit (10 Bethcar Street), which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.32 m	(17' 5")
Net Frontage	4.49 m	(14' 9")
Shop & Built Depth	16.50 m	(54' 2")
Basement – Not Measured		
Ground Floor	67.8 sq m	(730 sq ft)
First Floor	66.5 sq m	(716 sq ft)
Total	134.3 sq m	(1,446 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 5 years from 20th August 2015 at a current rent of £8,562.33 per annum, increasing to £10,250 per annum on 20th August 2018. There is a tenant break option in 2018 (1). The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,088.

Website Address: www.barclaysbank.co.uk

For the year ended 31st December 2015, Barclays Bank plc reported an undisclosed turnover, a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: riskdisk.com 03.11.2016.)

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 72 Band C (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 23rd November. 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 142 Ebbw Vale**.