



SITUATION

Located on the east side of the pedestrianised Market Street in the heart of the town centre and amongst such multiples as **Co-operate Food, Betfred, Superdrug, Boots, Tenovus** and **Santander**.

Holyhead is the largest town in Anglesey with good road access via both the A5 and A55 North Wales Coastal Expressway.

PROPERTY

A mid terrace building comprising a **Ground Floor Banking Hall** and **Ancillary Storage** at first floor level. The property benefits from a **Basement** which is also used for **Ancillary Storage**.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Banking Hall

| | |
|----------------|---------------------|
| Gross Frontage | 27'2" |
| Internal Width | 26'5" |
| Built Depth | 47'4" |
| Area | Approx. 1,100 sq ft |

Basement

| | |
|------|-------------------|
| Area | Approx. 455 sq ft |
|------|-------------------|

First Floor

| | |
|------|-------------------|
| Area | Approx. 375 sq ft |
|------|-------------------|

Total Area **Approx. 1,930 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **Barclays Bank Plc (having approx. 1,700 branches) (T/O for Y/E 31/12/12 £34.3bn, Pre-Tax Profit £99m and Net Worth £52.1bn)** for a term of 20 years from 24th June 2006 at a current rent of **£28,000 per annum** exclusive.

Rent Reviews 2016 and 5 yearly

Tenant's Break 2021

£28,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Michael Simkins LLP – Tel: 020 7874 5600
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts