



SITUATION

Located close to the junction with South Crescent in this town centre position, amongst a variety of local traders as well as multiples such as **The Red Cross, HSBC, Lloyds Bank, Boots and Barclays.** Llandrindod Wells is a pretty market town located approx. 35 miles north-west of Hereford.

PROPERTY

A mid terrace building comprising a **Ground Floor Banking Hall and Basement** together with separate front access to **4 Self-Contained Flats** on the first and second floors. In addition, there is vehicular access to the rear for parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Santander UK Plc (T/O for Y/E 31/12/14 £8.189bn, Pre-Tax Profit £1.399bn and Shareholders' Funds £14.193bn)** for a term from 24th June 2015 to 31st December 2020 (**renewal of a previous lease**) at a current rent of **£14,400 per annum** exclusive.

Tenant's Break June 2018 (if Break not triggered then Tenant benefits from a 3 month rent free from June 2018).

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Bank

Internal Width	21'2" (max)
Bank Depth	32'7"
Built Depth	60'0"
Rear Office Area	Approx. 205 sq ft
2 WCs	
Basement Store Area	Approx. 250 sq ft

Flat 1 – First Floor

1 Bedroom, Living Room/Kitchen, Shower Room/WC (GIA Approx. 440 sq ft)

Flat 2 – First Floor

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 510 sq ft)

Flat 3 – Second Floor

1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 425 sq ft)

Flat 4 – Second Floor

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 520 sq ft)

Note: There is potential to create additional living accommodation on the third floor, subject to obtaining possession and the necessary consents.

VENDOR'S SOLICITORS
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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