

6 WEEK COMPLETION



**SITUATION**

Located in the heart of the town centre on the main retail thoroughfare and facing a public parking area, adjacent to **McColl's**, opposite **Spar** and amongst other multiples as **Barnardo's** and a number of local retailers. There is a market directly outside the property that trades every Tuesday. Llanrwst is an historic market town located on the A470 at the edge of the Snowdonia National Park, 4 miles from Betws-y-Coed and 12 miles from Llandudno and the A55 North Wales Coastal Expressway.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Bank** with internal access to **Ancillary Accommodation** and **Storage** on the first and second floors.

**ACCOMMODATION**

**Ground Floor Banking Hall**

Gross Frontage 18'6"  
Internal Width 18'0"  
Built Depth 62'0"  
Area Approx. 950 sq ft

**First Floor**

Storage Area Approx. 475 sq ft  
Kitchen Area Approx. 185 sq ft  
WC

**Second Floor**

Not inspected

**£9,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VAT is NOT applicable to this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease (except the second floor which has to be kept in no better state of repair than at the commencement of the lease) to **Barclays Bank Plc (T/O for Y/E 31/12/16 £27.2bn, Pre-Tax Profit £4.38bn and Shareholders' Funds £67.4bn)** for a term of 3 years from 19th March 2017 at a current rent of **£9,500 per annum** exclusive.

**Note: We understand Barclays are closing this branch on 27th March 2018 which gives the Purchaser an opportunity to negotiate a reverse premium in return for an early surrender.**



**VENDOR'S SOLICITORS**

Sherrards Solicitors - Tel: 01727 832 830  
Ref: G. Lunnon - Email: gpl@sherrards.com

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 £750 (including VAT) upon exchange of contracts