



**Tenure**  
Freehold.

**Location**  
Caernarfon is the county town of Gwynedd and is a popular tourist centre whose resident population greatly increases during the summer months. The town is situated in North Wales overlooking the Menai Straits with access to the A55 via A487 linking to the M56 and national motorway network. The town is famous for its Castle which is a major tourist destination and a short walk from the property. The property is situated on Pool Street, the principal pedestrianised shopping street in Caernarfon. Occupiers close by include W H Smith, Stead & Simpson, Holland & Barrett, Superdrug and Johnson Dry Cleaners. There is a large public multi-storey car park to the rear.

**Description**  
The property is arranged on basement, ground and two upper floors and an attic level to provide a ground floor banking hall, basement strong room, first floor offices and staff accommodation plus an attic.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.15 m</b>	<b>(30' 0")</b>
<b>Net Frontage</b>	<b>8.30 m</b>	<b>(27' 3")</b>
<b>Shop/Built Depth</b>	<b>8.25 m</b>	<b>(27' 1")</b>
<b>Basement (Vault &amp; Store)</b>	<b>24.8 sq m</b>	<b>(266 sq ft)</b>
<b>First Floor</b>	<b>31.5 sq m</b>	<b>(339 sq ft)</b>
<b>Second Floor</b>	<b>37.0 sq m</b>	<b>(398 sq ft)</b>
<b>Attic comprising 2 Rooms (Not Used)</b>		

**Tenancy**  
The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 8th August 2013 at a current rent of £23,000 per annum. The lease provides for a rent review at the end of the fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**  
No. of Branches: 2,940 branches  
Lloyds Banking Group has the UK's largest branch network.  
Source: lloydsbankinggroup-careers.com.  
Website Address: www.lloydsbank.com

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website www.allsoop.co.uk

**Energy Performance Certificate**  
EPC Rating 205 Band G (Copy available on website).

**Viewings**  
A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allsoop.co.uk. In the subject box of your email, please ensure you enter **Lot 35 Caernarfon**.

**Caernarfon**  
**15-17 Pool Street**  
**Gwynedd**  
**LL55 2AD**

- **Freehold Bank Investment**
- **Let to Lloyds TBS Bank plc**
- **Lease expires 2023 (no break)**
- **Rent Review 2018**
- **Current Rent Reserved**  
**£23,000 pa**

