

**Lot 40, 5 Windsor Road, Neath,  
West Glamorgan SA11 1LP**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Bank Investment

- Attractive and Substantial Town Centre Bank Building
- Let To Lloyds Bank PLC on an FRI Lease
- Popular Town Centre Location Situated Opposite Neath Railway Station
- Potential for Alternative Use Including Leisure and Residential Conversion of Upper parts (subject to consents)
- Nearby occupiers include HSBC, Nationwide, Argos, JD Wetherspoon

#### Lot

40

#### Auction

22nd September 2022

#### Rent

£30,000 per Annum Exclusive

#### Status

Available

#### Sector

Bank

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

7 miles north-east of Swansea, 36 miles north-west of Cardiff

#### Roads

A465, A4230, M4 (Junction43)

#### Rail

Neath Railway Station

#### Air

Cardiff Airport

### Situation

The property is situated in Neath's town centre on the east side of Windsor Road opposite Neath Railway Station and car park. Nearby occupiers include HSBC, Nationwide, JobCentre, Natwest, Argos, JD Wetherspoon, Dominos and Pizza Hut.

### Tenure

Freehold.

### Description

The property, an attractive purpose built bank building comprises a ground floor banking hall with lower ground storage rooms and first and second floor office and ancillary accommodation.

The property may be suitable for alternative uses including offices, leisure and residential conversion of the upper floors (subject to consents).

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	337.80	(3,636)	LLOYDS BANK PLC (1) (CRN00002065)	Let for a term of years until 29/08/2023 on a full repairing and insuring lease Letter received from tenant's agent regarding lease extension (2)	£30,000	29/08/2023
Lower Ground	Ancillary	72.80	(783)				
First	Office	46.20	(497)				
Second	Storage	51.00	(548)				
<b>Total Approximate Floor Area</b>		<b>507.80</b>	<b>(5,464) (3)</b>			<b>£30,000</b>	

(1) For the year ending 31st December 2021, Lloyds Bank plc (CRN 00002065) reported a turnover of £17,499,000,000, a pre-tax profit of £5,785,000,000 and shareholder funds of £40,678,000,000. (North Row Company Report 18/08/22)

(2) The Seller has received a letter from the tenant's agent exploring the possibility to extend the lease by a term of 5 years. A copy of the letter will be available in the legal pack.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))



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## Contacts

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