

# 37 Cardiff Road, Caerphilly, Glamorgan CF83 1WE

Freehold Bank Investment

**Lot 97**

£39,449 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	141.00 sq m (1,518 sq ft)	HSBC BANK PLC (1)	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease	£39,449	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £40,435.23 pa 04/06/2020 £41,446.11 pa 04/06/2021 £42,482.26 pa 04/06/2022 £43,544.31 pa (2)
First	Ancillary	125.30 sq m (1,349 sq ft)				
<b>Total</b>		<b>266.30 sq m (2,867 sq ft)</b>			<b>£39,449</b>	

(1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 10/08/2018). HSBC is one of the world's largest banking and financial services organisations - further information can be found at [www.hsbc.com](http://www.hsbc.com)

(2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.

NB: Not measured by Acuitus. Areas taken from the VOA at [www.voa.gov.uk](http://www.voa.gov.uk)

## Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Corner building located within town centre
- Annual Rent Reviews linked to RPI rising to a minimum of £43,544.31 pa in June 2022
- Nearby occupiers include NatWest Bank, Peacocks, Greggs and Coral Betting
- VAT-free Investment

## On the Instructions of a Charitable Foundation

### Location

Miles: 7 miles north of Cardiff

11 miles west of Newport

Roads: B4600, B4263, A468

Rail: Caerphilly Rail (direct services to Cardiff Central in 19 mins)

Air: Cardiff International Airport

### Situation

Caerphilly is a busy commuter town providing excellent access to both Cardiff and Newport. The property is prominently situated on Cardiff Road, Caerphilly's primary retailing thoroughfare, with occupiers including NatWest Bank, Peacocks, Greggs and Coral Betting.

### Description

The property is a two storey corner building comprising a ground floor banking hall and first floor ancillary accommodation with external area.

### Tenure

Freehold.

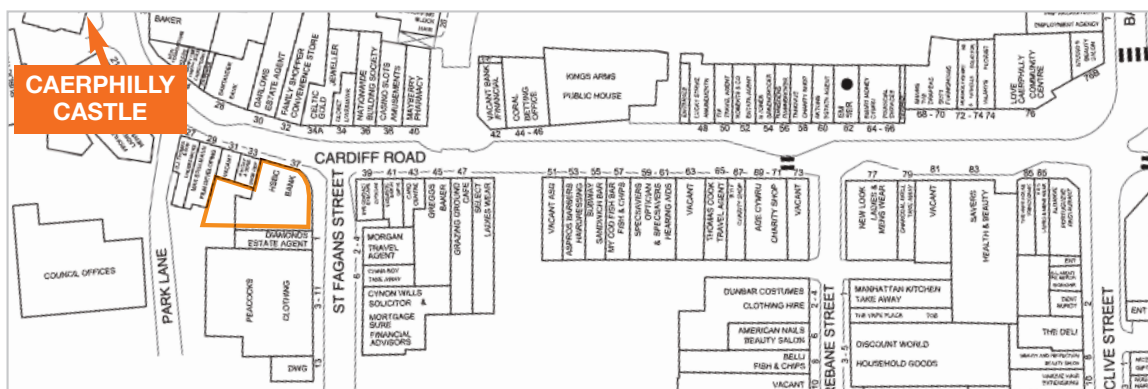
### VAT

VAT is not applicable to this lot.

### Six Week Completion Available

### Viewings

A block viewing will be held for this property. Please refer to the website for the scheduled date and time.



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