

Treorchy

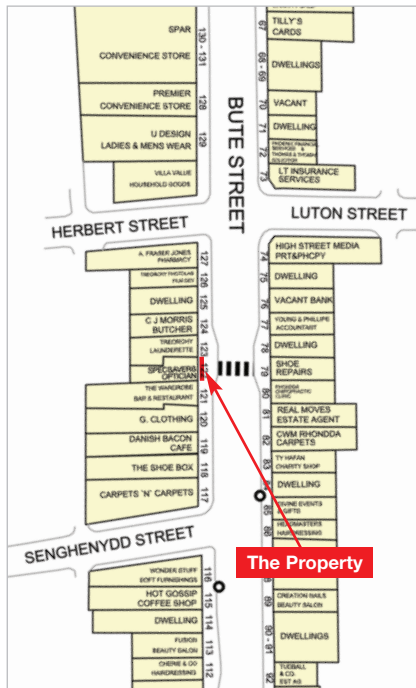
122 Bute Street

Mid Glamorgan

CF42 6AY

- **Freehold Shop Investment**
 - Entirely let to Specsavers Optical Superstores Ltd
 - Let on new 10 year lease (1)
 - Rent Review 2022
 - Current Rent Reserved
- £16,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Treorchy is located within the Upper Rhondda Valley in South Wales, on the A4061 and the A4088. Pontypridd is approximately 14 miles to the south-east, adjacent to the A470, which provides access to Cardiff some 25 miles to the south and Junction 32 of the M4 Motorway. The property is located on the southern side of Bute Street, in between its junctions with Herbert Street and Senghenydd Street. Occupiers nearby include Spar, Subway, Iceland, Tui, Barclays, Superdrug, Greggs, Ladbroke's, Betfred and a wide range of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with further consulting rooms and staff accommodation at first floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	5.24 m	(17' 3")
Net Frontage	4.05 m	(13' 4")
Shop & Built Depth	24.01 m	(78' 9")
Ground Floor	92.5 sq m	(995 sq ft)
First Floor	84.0 sq m	(904 sq ft)
Total	176.5 sq m	(1,900 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 10 years from 18th May 2017 at a current rent of £16,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to determine in the fifth year of the term.

Tenant Information

No. of Branches: 750+.

Website Address: www.specsavers.co.uk

For the year ended 29th February 2016, Specsavers Optical Superstores Ltd reported a turnover of £673m, a pre-tax profit of £28.7m and a net worth of £53.6m. (Source: Experian 07.09.2017.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms C Mackie, Berry Smith. Tel: 029 2034 5511 e-mail: cmackie@berrysmith.com