

# Pontypridd

## 75A & 76 Taff Street

### Mid Glamorgan

### CF37 4SU

- Freehold Shop Investment
- Let to Bonmarché Ltd and Phones 4U Ltd
- Town centre position
- Located at junction of Taff Street and Market Street
- Reversions 2019
- Total Current Rents Reserved

**£98,500 pa**

**Reducing to £93,500 from June 2014 (2)**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

The market town of Pontypridd, with a population of some 28,000, is one of the principal towns of Rhonda Cynon Taff and is situated 12 miles north-west of the Welsh capital of Cardiff on the A473 and Junction 34 of the M4 motorway.

The property is located in the centre of the town fronting Taff Street at its junction with Market Street.

Occupiers close by include Boots, H Samuel, Sports Direct, Warren James, Game, Greggs, Santander, River Island, Pontypridd Indoor Market, Vodafone, Principality Building Society and Costa Coffee.

#### Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop unit (Bonmarché) with ancillary accommodation on the first and second floors above together with a basement which is not presently used by the tenants. In addition there is a second ground floor shop (Phones 4U), with ancillary accommodation in the basement.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

Phones 4 U EPC Rating 59 Band C (Copy available on website).

Bonmarché EPC Rating 101 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
75A	Phones 4U Ltd (1)	Gross Frontage 4.30 m (14' 2") Net Frontage 3.58 m (11' 9") Shop Depth 17.48 m (57' 4") Built Depth 26.52 m (87' 0") Ground Floor 97.50 sq m (1,049 sq ft) Basement 90.80 sq m (977.2 sq ft)	10 years (via a lease extension) from 23.06.2009 FR & I	£32,500 p.a. (2)	Reversion 2019
76	Bonmarché Limited (3)	Gross Frontage 8.60 m (28' 3") Net Frontage 6.30 m (20' 8") Shop & Built Depth 26.40 m (86' 7") Ground Floor 168.40 sq m (1,812 sq ft) First Floor 104.40 sq m (1,124 sq ft) Second Floor 123.60 sq m (1,329 sq ft) Basement not inspected by Allsop	25 years from 24.06.1994 Rent review every 5th year FR & I	£66,000 p.a.	Reversion 2019

(1) For the year ended 31st December 2012, Phones 4U Ltd reported a turnover of £963.686m, a pre-tax profit of £88.810m, shareholders' funds of £437.741m and a net worth of £375.377m (Source: riskdisk.com 10.02.2014). No. of Branches: 680 including over 150 store in stores in Currys/PC World.

(2) The rent reduces to £27,500 p.a. from 23rd June 2014. The tenant has a 20 month half rent period from 23rd June 2014 which the Vendors will top-up by way of a reduction in the purchase price.

(3) For the year ended 31st March 2013, Bonmarché Ltd reported a turnover of £170.252m, a pre-tax profit of £10.535m, shareholders' funds of £7.948m and a net worth of £7.948m. (Source: riskdisk.com 10.02.2014). No. of Branches: 264.

**Total £98,500 p.a.**

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

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