

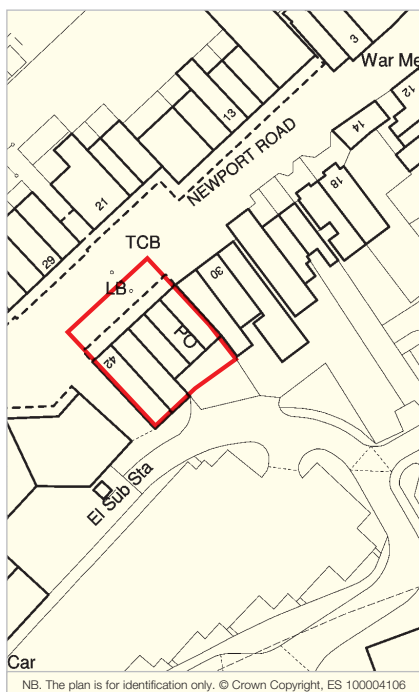
Caldicot

Holman House

36-38 Newport Road
Gwent
NP26 4BQ

- **Freehold Shop and Office Investment**
- Comprises five shop units with six suites of offices above
- Central pedestrianised position
- Potential for residential development subject to the necessary consents
- Total Current Rents Reserved
£64,150 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Caldicot has a population of approximately 12,000 and is located 5 miles south-west of Chepstow, 10 miles east of Newport and 14 miles west of Bristol. The town benefits from being located between the M4 and M48 Motorways, accessed via Junction 23 of the M4 and 4 miles south of the Severn Road Bridge.

The property is situated in the centre of the town, where other traders nearby include Greggs, Lloyds Bank, McColls, HSBC, Coral, Asda and Waitrose.

Description

The property is arranged on ground and one upper floor to provide five shop units, one occupied as a double, and six suites of offices above. There is a service yard to the rear.

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 Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Mrs C Thomas-Rae (t/a Clarks Butchers)	Net Frontage Ground Floor Sales 4.9 m 68.84 sq m (16' 1") (741 sq ft)	20 years from 12.11.2008 Rent review every 5th year Tenant break clause 2018 (1)	£12,450 p.a.	Rent Review 2018
Units 2 & 3	T, S & M Garton (t/a Post Office and "For Your House")	Net Frontage Ground Floor Sales 9.85 m 144.09 sq m (32' 4") (1,551 sq ft)	3 years from 25.12.2014 Tenant break clause 2016 (1)	£14,000 p.a.	Reversion 2017
Unit 4	Mrs S Glover (t/a Country Flowers)	Net Frontage Ground Floor 4.9 m 47.94 sq m (16' 1") (516 sq ft)	3 years from 15.09.2014 (1)	£11,600 p.a.	Reversion 2017
Unit 5	P J Retail Ltd (t/a Bargain Booze)	Net Frontage Ground Floor 4.95 m 53.6 sq m (16' 3") (577 sq ft)	10 years from 01.01.2010 (1) Rent review in the 5th year	£15,300 p.a.	Reversion 2020
Suite 1	Trillium Associates (South West) Ltd	First Floor Offices 37.9 sq m (408 sq ft)	1 year from 26.01.2016 (2)	£3,600 p.a.	Reversion 2017
Suite 2	ISDS Railway & Construction Services Ltd	First Floor Offices 50.1 sq m (539 sq ft)	1 year from 15.05.2015 (2)	£3,600 p.a.	Reversion 2016
Suite 3	Vacant	First Floor Offices 44.0 sq m (473 sq ft)			
Suites 4 & 5	Caldicot Town Team	First Floor Offices 86.7 sq m (933 sq ft)	Tenancy at will from 27/05/2015	Nil	Reversion 2016
Suite 6	Castlegate Recruitment Ltd	First Floor Offices 50.0 sq m (538 sq ft)	Lease renewed 1 year from 09.03.2016 (2)	£3,600 p.a.	Reversion 2017

(1) The lettings are all effectively full repairing and insuring by way of service charge.

(2) Rent includes service charge and insurance.

N.B. All areas provided by the seller, not inspected by Allsop. All leases are contracted outside of L&T Act 1954.

Total £64,150 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

Seller's Solicitor D Sewell Esq, Oliver & Co. Tel: 01244 312306 e-mail: david.sewell@oliverandco.co.uk

Joint Auctioneer A Scott Esq, Mason Owen. Tel: 0151 242 3043 e-mail: andrew.scott@masonowen.com