

Abergavenny

1 Frogmore Street Gwent NP7 5AE

- **Freehold Shop Investment**
- Let to Blue Cross on a lease expiring 2022 (1)
- Busy pedestrianised position
- Rent Review 2017
- Current Rent Reserved

£24,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



LOT 73



Tenure

Freehold.

Location

Abergavenny is a thriving market town and tourist destination 15 miles west of Monmouth and known as 'The Gateway to Wales'.

The property is situated within the pedestrianised Frogmore Street which runs into High Street.

Occupiers close by include New Look, Specsavers, Fat Face, Santander, Burton and Carphone Warehouse.

Description

The property is arranged on basement, ground and two upper floors to provide a shop with ancillary upper parts.

The property provides the following accommodation and dimensions:

Gross Frontage	4.30 m	(14' 2")
Net Frontage	3.65 m	(11' 11")
Built Depth	13.80 m	(45' 4")
Basement (Restricted Height)	37.1 sq m	(400 sq ft)
Ground Floor Sales	50.17 sq m	(539 sq ft)
First Floor Staff	49.29 sq m	(530 sq ft)
Second Floor Store	49.4 sq m	(531 sq ft)
Total	185.96 sq m	(2,000 sq ft)

Tenancy

The entire property is at present let to BLUE CROSS for a term of 10 years from 30th October 2012 at a current rent of £24,750 per annum. The lease provides for a rent review and break clause in the fifth year of the term and contains full repairing and insuring covenants (1).

Tenant Information

No. of Branches: 40.

Website Address: www.bluecross.org.uk

For the year ended 31st December 2012, did not report a turnover, but reported a pre-tax profit of £2.215m, shareholders' funds and a net worth of £65.069m. (Source: riskdisk.com 16.04.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 89 Band D (Copy available on 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 R Handley Esq, BPE Solicitors. Tel: 01242 248241 e-mail: richard.handley@bpe.co.uk

Joint Auctioneer M Atkins Esq, Mark Atkins Associates. Tel: 01905 613555 e-mail: rma@maonline.co.uk

