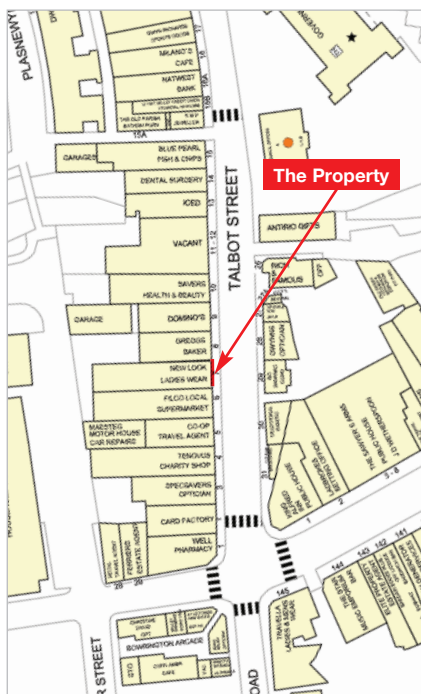


# **Maesteg** 7 Talbot Street Mid Glamorgan CF34 9BT

- **Freehold Shop Investment**
- Town centre location
- Let to New Look Retailers Limited
- Potential to convert upper floors (1)
- Asset management opportunity
- Reversion 2019
- Current Rent Reserved

**£19,750 pa**



## **Tenure**

Freehold.

## **Location**

Maesteg, with a population of some 20,000, is an industrial town six miles east of Port Talbot in South West Wales. Communications are good, with the A4107 linking with the M4 Motorway (Junction 40) for Swansea and the A4603 with Junction 36 for Cardiff and the east. The property is situated in a busy trading position on the north side of Talbot Street, one of the principal retailing locations in the town centre. Occupiers close by include Savers, Greggs, Co-operative Travel, Specsavers and Wilko.

## **Description**

The property is arranged on ground and two upper floors to provide a ground floor shop unit with self-contained offices on the first and second floors above, which are accessed from the front. The offices are not presently used.

The property provides the following accommodation and dimensions:

Gross Frontage	7.60 m	(24' 11")
Net Frontage	5.50 m	(18' 0")
Shop Depth	22.60 m	(74' 2")
Built Depth	26.05 m	(85' 6")
Ground Floor	163.20 sq m	(1,757 sq ft)
First Floor Offices	69.20 sq m	(745 sq ft)
Second Floor Offices	47.00 sq m	(506 sq ft)
Total	279.4 sq m	(3,007 sq ft)

## **Tenancy**

The entire property is at present let to NEW LOOK RETAILERS LIMITED for a term of 15 years from 1st September 2004 at a current rent of £19,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

No. of Branches: 578 stores throughout the UK.

Website Address: [www.newlookgroup.com](http://www.newlookgroup.com)

For the year ended 26th March 2016, New Look Retailers Ltd reported a turnover of £1.398bn, a pre-tax profit of £178.5m, shareholders' funds of £375.73m and a net worth of £323.25m. (Source: Experian 08.06.2017.)

## **Planning (1)**

The upper floors may lend themselves to change of use and conversion to residential subject to obtaining all necessary consents. All enquiries [www.bridgend.gov.uk](http://www.bridgend.gov.uk).

## **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**

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

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