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LOT

## Wellington

### 14B New Street Shropshire TF1 1NE

- **Freehold Shop Investment**
- **Pedestrianised town centre location**
- **Let on lease expiring in 2024 (1)**
- **No VAT applicable**
- **Rent Review 2019**

#### Tenure

Freehold.

#### Location

Wellington is located north of the M54 Motorway and is one of the three satellite towns of Telford. The town is situated some 10 miles east of Shrewsbury and approximately 20 miles north-west of Wolverhampton. New Street is pedestrianised and runs east from Market Square to the bus station and is the principal shopping thoroughfare in the town centre.

The property, which is in a Conservation Area, is situated on the south side of New Street close to the junction with Market Square. Occupiers close by include Heron Frozen Foods, Cashino, Boots, Greggs, Holland & Barrett, William Hill and Card Factory.

### Current Rent Reserved £10,000 pa

#### Description

The property is arranged on ground floor only to provide a shop unit. The upper floors are not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	5.3 m	(17' 5")
<b>Net Frontage</b>	4.25 m	(13' 11")
<b>Shop Depth (max)</b>	10.9 m	(35' 9")
<b>Built Depth</b>	15.0 m	(49' 3")

#### Tenancy

The property is at present let to SILICON VALLEY LIMITED for a term of 10 years from 6th January 2014 at a current rent of £10,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a 3 month rent deposit.

(1) There is a tenant's break option at the end of the 2nd and 5th years of the term.

#### VAT

VAT is not applicable to this lot.

#### Seller's Solicitor

N Taylor Esq, Bate Edmonds and Snape.  
Tel: 02476 220707.

E-mail: NAT@bateedmondsnape.co.uk



#### Documents

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

#### Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

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LOT

## Merthyr Tydfil

### 113 High Street Mid Glamorgan CF47 8AP

- **Freehold Vacant Shop**
- **Comprises a shop on ground and three upper floors of 4,467 sq ft in total**
- **To be offered WITHOUT RESERVE**

#### SIX WEEK COMPLETION AVAILABLE

#### Tenure

Freehold.

#### Location

Merthyr Tydfil has a population of approximately 40,000 and is located 22 miles north-east of Swansea. The town lies at the junctions of the A465 and A470, the latter providing access to Cardiff and Junction 32 of the M4 Motorway. The property is situated in the centre of Merthyr Tydfil on the High Street, north of the pedestrianised section.

Occupiers close by include Lloyds, and other mainly local traders.

#### Description

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

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	180.1 sq m	(1,939 sq ft)
<b>First Floor</b>	154.0 sq m	(1,658 sq ft)
<b>Second Floor</b>	58.3 sq m	(628 sq ft)
<b>Third Floor</b>	22.5 sq m	(242 sq ft)
<b>Total</b>	414.9 sq m	(4,467 sq ft)

#### Tenancy

The property is offered with VACANT POSSESSION on completion.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

#### Seller's Solicitor

K Soobadoo Esq, Russell Cooke.  
Tel: 0208 789 9111.

E-mail: kieran.soobadoo@russell-cooke.co.uk

