

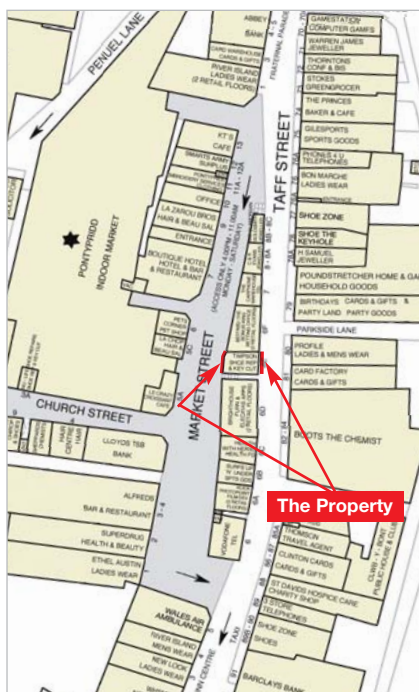
Pontypridd **6E Taff Street &** **19 Market Street** **Mid Glamorgan** **CF37 2ST**

- Town Centre Freehold Shop Investment
- Town centre position
- No 6E trades as Timpson
- Total Current Rents Reserved

£25,500 pa

- Reversion 2014 (No. 6E) and tenant holding over (No. 19)

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The market town of Pontypridd, with a population of some 28,500, is situated 11 miles north-west of Cardiff via the A473 and Junction 34 of the M4 motorway.

The property is situated in the centre of the town fronting Taff Street with a rear frontage to Market Street. On the Taff Street frontage, Boots is opposite, whilst branches of Poundstretcher, H Samuel, Carphone Warehouse, Bon Marché etc are close by. Pontypridd Indoor Market is located opposite the Market Street frontage. There is a pedestrian walkway with steps from Taff Street to Market Street adjacent to the property.

Description

The property is arranged on ground and four upper floors to provide a ground floor shop fronting Taff Street with a further retail unit at first floor level, which, due to the sloping nature of the site, fronts Market Street. In addition, there are three floors above of self-contained accommodation approached via a separate entrance from Market Street.

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6E Taff Street Ground	Sandymere Limited (1)	Gross Frontage 5.98 m Net Frontage 4.97 m Shop Depth 8.60 m Built Depth 11.10 m	(19' 7") (16' 4") (28' 3") (36' 5")	10 years from 28.01.2004 Rent review at the fifth year FR & I	£16,800 p.a. Reversion 2014
19 Market Street	Computing Europe Ltd	Gross Frontage 6.00 m Net Frontage 3.60 m Shop & Built Depth 9.25 m First Floor 28.05 sq m Second Floor 31.20 sq m Third Floor (not inspected)	(20') (11' 9") (30' 4") (301.94 sq ft) (335.84 sq ft)	10 years from 08.09.2000 Rent review every fifth year FR & I	£8,700 p.a. Holding Over

(1) Subsidiary of Timpson Group plc

Total £25,500 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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