

# Pontypridd

## Pinewood Stores

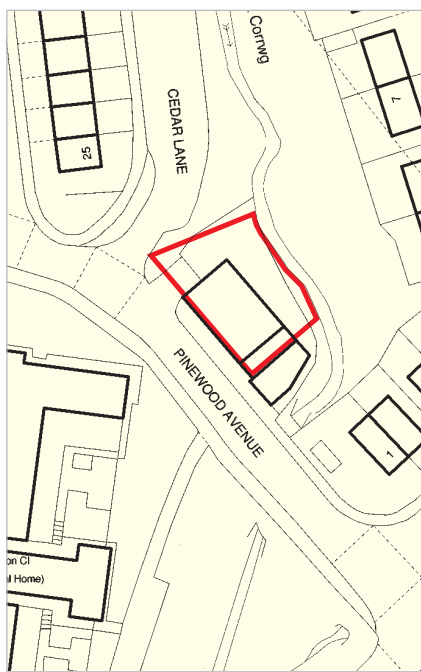
### Pinewood Avenue

### Rhydyfelin

### Mid Glamorgan

### CF37 5EA

- **Freehold Convenience Store Investment**
  - Let to Martin McColl Ltd on a lease expiring in 2023
  - Rent Reviews OMRV or 2.5% per annum compounded
  - No VAT applicable
  - Current Rent Reserved
- £26,022 pa <sup>(1)</sup>**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

#### Tenure

Freehold.

#### Location

Rhydyfelin lies 2 miles south-east of Pontypridd, an affluent market town with a population of some 28,500 which is situated 11 miles north-west of Cardiff. The town is served by the A470 which provides access to Junction 32 of the M4 motorway.

The property is situated on Pinewood Avenue which links to the A470 via Dynea Road in a predominantly residential area on the corner of Cedar Lane.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor convenience store with self-contained office suite above which has been sub-let to GTFM Radio. The property benefits from a service yard to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	18.55 m	(60' 10")
Net Frontage	6.9 m	(22' 70")
Shop Depth	8.35 m	(27' 50")
Built Depth	14.55 m	(47' 90")
Ground Floor Sales	126.0 sq m	(1,356 sq ft)
Ground Floor Storage/Ancillary	60.5 sq m	(651 sq ft)
First Floor (sub-let)	137.5 sq m	(1,481 sq ft)

**Total** 324.0 sq m (3,488 sq ft)

#### Tenancy

The entire property is at present let to MARTIN MCCOLL LTD for a term of 15 years from 20th June 2008 at a current rent of £23,000 per annum rising to £26,022 per annum (minimum), exclusive of rates on 20th June 2013 (1). The lease provides for rent reviews every fifth year of the term to OMRV or 2.5% p.a. compounded whichever is the higher and contains full repairing and insuring covenants.

The rent will rise to a minimum of:  
£26,022 p.a. or OMRV if higher in Year 5  
£29,442 p.a. or OMRV if higher in Year 10

(1) The Vendor will top up the rent so that the purchaser will effectively receive £26,022 per annum from completion until 20th June 2013.

#### Tenant Information

For the year ended 27th November 2011 Martin McColl Ltd reported a turnover of £380.485m, a pre-tax profit of £18.068m, shareholders' funds of £131.705m and a net worth of £100.676m. (Source: riskdisk.com 04.01.2013)

#### VAT

VAT is not applicable to this lot.

#### Documents

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