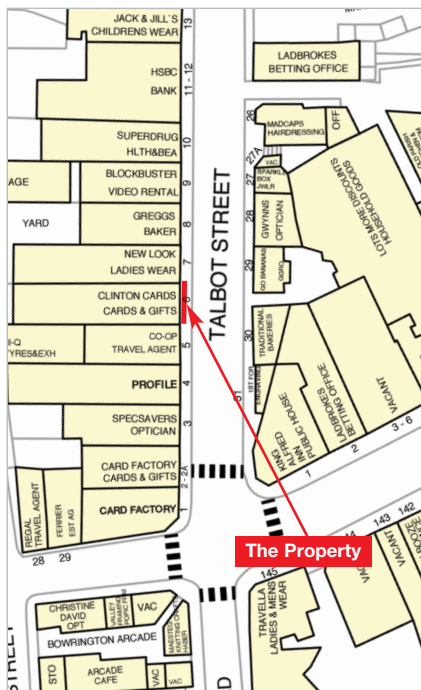


Maesteg
6 Talbot Street
Mid Glamorgan
CF34 9BT

- **Freehold Shop and Residential Investment**
- Let to Clinton Cards Essex Ltd on a lease expiring 2019
- Central position adjacent to New Look and Co-Op Travel
- Includes a maisonette above the shop
- Rent Review 2014
- Current Rent Reserved

£30,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Maesteg, with a population of some 20,000, is an industrial town, 6 miles east of Port Talbot in South-West Wales. Communications are good, the A4107 links with the M4 (Junction 40) for Swansea and the A4603 with Junction 36 for Cardiff and the east.

The property is situated in the town centre Conservation Area, within a busy trading position between New Look and Co-Op Travelcare. Other occupiers nearby include Greggs, Blockbusters and Superdrug.

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Description

The property is arranged on ground and two upper floors to provide a shop with a self-contained maisonette above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.2 m	(23' 7")
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Gross Frontage	11.2 m	(36' 7")
Net Frontage	7.0 m	(22' 11")

Shop and Built Depth	30.7 m	(100' 8")
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First and Second Floor Maisonette – 2 rooms, kitchen, bathroom

(Maisonette not inspected by Allsop LLP)

Tenancy

The entire property is let to CLINTON CARDS ESSEX LIMITED for a term of 15 years from 25th March 2004 at a current rent of £30,000 per annum, exclusive of rates and contains full repairing and insuring covenants. The repairing obligations on the upper parts are limited to wind and watertight only.

Tenant Information

For the year ended 1st August 2010, Clinton Cards Essex Limited reported a turnover of £336.922m, pre-tax profits of £12.239m and a net worth of £19.61m. (Source: riskdisk.com 22.12.2011)

VAT

VAT is applicable to this lot.

Documents

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