

Ebbw Vale

21-26 Market Street

Gwent

NP23 6HL

- **Freehold Ground Rent Investment**
- Ground rent secured upon six shop units
- Lease expires 2098
- Rent Reviews every fifth year to the equivalent of 29.88% of ERV, next Review 2016
- Sub-tenants include Greggs, Ladbrokes and Sportswift
- Current Rent Reserved
£28,356 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Ebbw Vale is the largest town and administrative centre of Blaenau Gwent and together with Brynmawr has a population of 33,000. This South Wales town lies on the Ebbw River 20 miles north of Cardiff on the edge of the Brecon Beacons. The town lies on the A4046 and to the south of the A465. Junction 28 of the M4 motorway is accessed via the A467, 20 miles to the south.
The property is situated on the pedestrianised Market Street at its junction with Bethcar Street and James Street.
Occupiers close by include NatWest, Boots, Peacocks, Specsavers, Lloyds Pharmacy, Lloyds TSB Bank, Orange, Thomas Cook and Barclays.

Description
The property is arranged on ground and one upper floor to provide four single and one double shop units each of which has ancillary accommodation on the first floor above.

Tenancy

The entire property is at present let to TRUSTEES OF THE SHANDEL LTD PENSION SCHEME for a term of 125 years from 29th September 1973 at a current rent of £28,356 per annum, exclusive of rates. The lease provides for rent reviews in 1986 and every fifth year of the term thereafter to the equivalent of 29.88% of the rents receivable and contains full repairing and insuring covenants.

Various short term occupational leases have been granted out of the leasehold interest, which are detailed in the schedule below.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 88 Ebbw Vale**.

No.	Sub-Tenant	Accommodation	Sub-let Rent £ p.a.
21	Greggs	Gross Frontage 5.55 m (18' 3") Shop & Built Depth 14.05 m (46' 2") Ground Floor 57.40 sq m (618 sq ft) First Floor 21.25 sq m (229 sq ft)	£15,000 p.a.
22	R W & A Walters	Gross Frontage 5.35 m (17' 6") Shop & Built Depth 14.00 m (45' 11") Ground Floor 68.00 sq m (732 sq ft) First Floor 22.80 sq m (245 sq ft)	£15,000 p.a.
23	Vacant	Gross Frontage 5.35 m (17' 6") Shop & Built Depth 14.0 m (45' 11")	(1)
24 & 25	Ladbrokes	Gross Frontage 10.80 m (35' 5") Shop & Built Depth 14.00 m (45' 11") Ground Floor 132.50 sq m (1,426 sq ft) First Floor 57.00 sq m (614 sq ft)	£31,000 p.a.
26	Sportswift (t/a Card Factory)	Gross Frontage 12.90 m (42' 4") Shop & Built Depth 15.95 m (52' 4")	£24,000 p.a.

(1) The tenants are trying to sub-let No 23 and it is currently on the market quoting £13,000 per annum.

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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