



Tenure
Freehold.

Location

Blackwood with a population of 14,500, is a busy town situated 10 miles north-west of Newport and 16 miles north of Cardiff, on the A4048. The M4 motorway (Junction 32) lies some 10 miles to the south.

The property is situated on the east side of High Street, close to the junction with Woodbine Road and opposite the Market Place shopping precinct.

Occupiers close by include Select, Lloyds TSB, New Look, Superdrug, Boots, Dorothy Perkins, Clinton Cards and Greggs.

Description

The property is arranged on basement, ground and one upper floor to provide two ground floor retail units with ancillary space at basement level, together with self-contained offices above, accessed from the front. No. 141 has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Floors/ Nos	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground 139	Bon Marché Ltd (1) (t/a Bon Marché)	Gross Frontage 11.10 m Net Frontage 8.80 m Shop & Built Depth 27.85 m Ground Floor Sales 228.35 sq m Basement Ancillary 92.70 sq m	(36' 5") (28' 10") (91' 5") (2,458 sq ft) (998 sq ft)	15 years from 05.08.2003 Rent review every 5th year FR & I	£57,500 p.a. Rent Review 2013
Part Ground & First Floor 139	DTD Insurance Services	Part First Floor Offices 50.35 sq m	(542 sq ft)	10 years from 21.10.2003 FR & I	£3,000 p.a. Reversion 2013
141	Brightwell Properties Ltd	Ground Floor Shop and Part First Floor Ancillary	999 years from 27.02.07 (2)	Peppercorn	Reversion 2995

(1) No. of Branches: Over 380 stores nationwide. Website Address: www.bonmarche.co.uk

For the year ended 3rd April 2010, Bon Marché Ltd reported a turnover of £194,150,000, a pre-tax profit of £5,464,000 and a net worth of £55,906,000. (Source: riskdisk.com 11.04.2011.)

(2) Sub-let and trading as Phones 4U

Total £60,500 p.a.

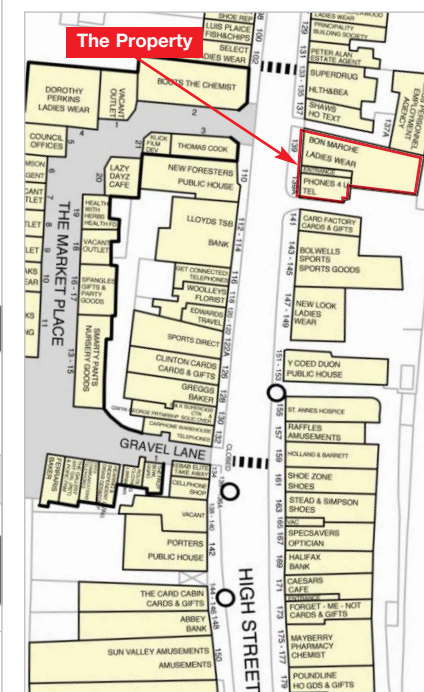
Blackwood

139 & 141 High Street Gwent NP12 1AB

- Freehold Shop, Office and Ground Rent Investment
- Located in a prominent position within the town centre, opposite The Market Place shopping precinct
- Shop let to Bon Marché Ltd on a lease expiring in 2018
- Rent Reviews 2013
- Total Current Rent Reserved

£60,500 pa

**TEN WEEK COMPLETION
AVAILABLE**



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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