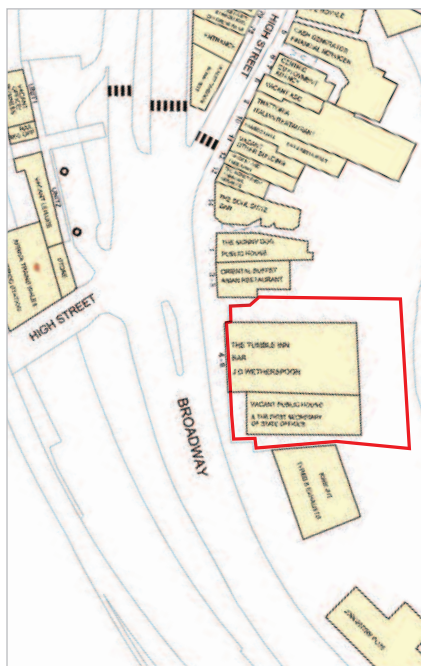


Pontypridd (Known as 'The Former Sorting Office') 4/9 Broadway Mid Glamorgan CF37 1AA

- **Freehold Leisure and Office Investment**
- Prominent town centre location
- Offices let to The First Secretary of State
- Wine Bar let on a lease expiring 30.11.2026 (1)
- Total Current Rents Reserved
£152,600 pa

**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 a prominent position on the northern side of Broadway, approximately 40 yards to the south-east of its junction with High Street, opposite Pontypridd Rail Station. Occupiers close by include Kwik Fit (adjacent), Jobcentre and a variety of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide two leisure units, one of which is arranged on part ground floor and basement and presently operates as a wine bar whilst the other is sold off on a long lease. The remainder provides self-contained offices arranged on part basement, ground and two upper floors. The offices comprise open plan office accommodation which has been fitted out by the tenant to meet their requirements. The property benefits from a passenger lift and a gated car park with 23 spaces.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (Floor areas provided by Seller)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	JD Wetherspoon plc	Ground Floor	585.50 sq m	(6,302 sq ft)	125 years from 03.10.2003	Peppercorn	Reversion 2128
		First Floor	156.30 sq m	(1,682 sq ft)			
		Second Floor	113.50 sq m	(1,222 sq ft)			
		Total	855.30 sq m	(9,206 sq ft)			
Unit 2	Mark Parry	Basement (GIA)	133.24 sq m	(1,434 sq ft)	Term of years from and including 23.02.2017 and ending on and including 30.11.2026 Rent review 30.11.2021 FR & I. Rent Deposit (3)	£40,000 p.a. (2)	Rent Review 2021
		Ground Floor (GIA)	321.89 sq m	(3,464 sq ft)			
		Total (GIA)	455.13 sq m	(4,898 sq ft)			
Offices	The Secretary of State for Communities and Local Government	Basement (NIA)	35.75 sq m	(384 sq ft)	15 years from 02.06.2004 Rent review every 5th year FR & I	£112,600 p.a.	Reversion June 2019
		Ground Floor (NIA)	14.49 sq m	(155 sq ft)			
		First Floor (NIA)	475.02 sq m	(5,133 sq ft)			
		Second Floor (NIA)	512.94 sq m	(5,521 sq ft)			
		Total (NIA)	1,038.20 sq m	(11,173 sq ft)			

(1) There is a tenant's option to determine 30th November 2018 and 30th November 2021.

(2) Rent commencement date is 23rd April 2017.

(3) Rent deposit equivalent to 2 months' rent (excluding VAT).

Total £152,600 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

Seller's Solicitor Ms S Peake, ODT Solicitors. Tel: 01444 801031 e-mail: speake@odt.co.uk