

Newport

14 Cambrian Road Gwent NP20 4AB

- **Town Centre Freehold Convenience Store Investment**
- Let to Tesco Stores Ltd on a lease expiring in 2023 (without break)
- Well located being adjacent to McDonald's and a short distance from Newport Rail Station
- Rent Review 2013 Linked to RPI & Uncapped
- Total Current Rents Reserved
£57,500 pa



Tenure
Freehold.

Location
Newport, with a population of some 115,000, is the principal administrative and commercial centre for Gwent. The city is situated 13 miles east of Cardiff, 16 miles west of the Severn Bridge and benefits from excellent road communications being adjacent to Junctions 24-28 of the M4 motorway.

The property is situated in a pedestrianised position within the town centre on the eastern side of Cambrian Road, opposite the Cambrian Retail Centre, close to Bridge Street and a short distance from Newport Rail Station.

Occupiers close by include McDonald's (adjacent), JD Wetherspoons, Thomas Cook, Ladbroke's, Panasonic, The Post Office, HSBC and NatWest amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide a large ground floor convenience store with basement storage. There is self-contained office accommodation above which will be sold off on a long lease from completion.

VAT

VAT is applicable to this lot.

Documents

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



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground Floor	Tesco Stores Ltd (1)	Gross Frontage 13.80 m (45' 4") Net Frontage 7.85 m (25' 9") Shop & Built Depth 25.15 m (82' 6") Basement 130.40 sq m (1,403 sq ft) Ground Floor 265.40 sq m (2,857 sq ft)	15 years from 11.07.2008 Rent review every 5th year linked to RPI and uncapped FR & I	£57,500 p.a.	Rent Review 2013
First, Second & Third Floors	Perceval Holdings Ltd	First, Second & Third Floor Offices	999 years from completion	Peppercorn	Reversion 2136

(1) Tesco is the UK's largest grocer and the world's third largest. Website Address: www.tesco.com. For the year ended 27th February 2010, Tesco Stores Limited reported a turnover of £38.74bn, a pre-tax profit of £2.42bn and a net worth of £6.51bn. (Source: riskdisk.com 21.12.2010)

Total £57,500 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

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