



Tenure

Freehold.

Location

Blackwood is a busy town situated on the A4048, 10 miles north-west of Newport and 16 miles north of Cardiff, and serves a population of some 23,000. The town enjoys easy access to the M4 Motorway (Junction 32) which is 10 miles to the south.

The properties are situated in the Market Place Shopping Centre, on the west side of High Street (B2451).

Occupiers close by include Bonmarché, EE, Card Factory, Superdrug, Timpson, Halifax, New Look, Costa, Clintons and Greggs, amongst many others.

Description

Both properties are arranged on ground and one upper floor to provide ground floor shops with ancillary accommodation above.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating Ranges 70-87 Bands C-D (Copies available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
133	2	Boots UK Limited (2)	Shop Depth 25.34 m Built Depth 25.92 m Ground Floor 208.0 sq m First Floor 207.5 sq m	(83' 2") (85' 0") (2,239 sq ft) (2,234 sq ft) 10 years from 04.03.2016 Rent Review in the 5th year Break option on 5th anniversary Effectively FR & I by way of a service charge	£30,000 p.a.	Reversion 2026
134	1	TCCT Retail Limited (t/a Thomas Cook) (1)	Shop Depth 12.11 m Built Depth 15.92 m Ground Floor (3) 65.12 sq m First Floor (3) 67.13 sq m	(39' 8") (52' 3") (701 sq ft) (723 sq ft) 5 years from 13.10.2017 Break option on 3rd anniversary Effectively FR & I by way of a service charge	£15,500 p.a.	Reversion 2022

(1) Website Address: www.thomascook.com

(2) For the year ended 31st August 2017, Boots UK Limited reported a turnover of £6.837bn, a pre-tax profit of £498m, shareholders' funds of £1.772bn and a net worth of £752m. (Source: Experian 07.11.2018.)

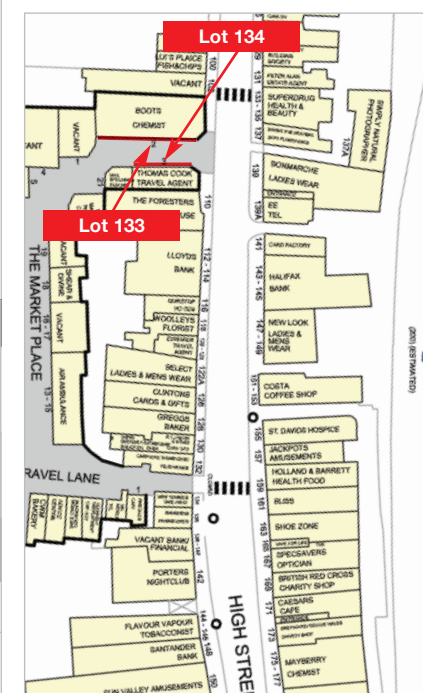
(3) Not measured by Allsop. Areas taken from VOA.

Total £45,500 p.a.

Blackwood 1 (Lot 134) & 2 (Lot 133) The Market Place Gwent NP12 1AU

- **Two Freehold Shop Investments**
- To be offered as two separate lots
- Prominent position on High Street and forms part of entrance to the Market Place Shopping Centre
- Lot 134 let to TCCT Retail Limited (t/a Thomas Cook)
- Lot 133 let to Boots UK Limited
- Opposite Superdrug and Bonmarché
- Current Rent Reserved for Lot 133 **£30,000 pa**
- Current Rent Reserved for Lot 134 **£15,500 pa**

**SIX 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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