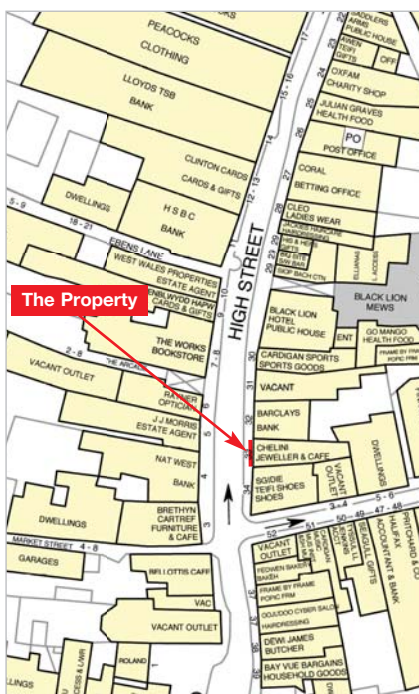


Cardigan

33 High Street
Dyfed
SA43 1HJ

- Freehold Shop and Office Investment
 - Lessees include Barclays Bank plc
 - No VAT applicable
 - Total Current Rents Reserved
- £23,122.04 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Cardigan is an attractive town and popular resort on the west coast of Wales some 30 miles north-west of Carmarthen. The town is located on the A487 and serves the needs of the extensive surrounding rural area. The property is situated on the east side of the High Street, the town's principal retail thoroughfare, close to the junction with St Mary Street. Barclays Bank is adjoining and other occupiers close by include NatWest and HSBC banks, Rayners Optician and Clinton Cards.

Description

The property is arranged on ground and two upper floors. The ground floor comprises a shop whilst the first floor provides offices with access from the adjoining Barclays Bank at first floor level. The second floor provides a self-contained flat which has been sold on a long lease and is approached from the rear (the adjoining Barclays Bank does not form part of this lot).

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Monday 28th November by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 46 Cardigan**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	R Morgan (Chelini Jewellers)	Gross Frontage 5.95 m Net Frontage 4.30 m Shop Depth 9.30 m Built Depth 19.50 m	(19' 6") (14' 2") (30' 6") (63' 11")	30 years from 01.08.1988 Rent review every 3rd year based on RPI (1) FR & I with service charge	£17,597.04 p.a. Rent Review 2012
First Floor	Barclays Bank plc	First Floor Office	92.50 sq m (995 sq ft)	5 years from 06.05.2006 FR & I with service charge	£5,500 p.a. Holding Over
Second Floor	Individual	Second Floor Flat		999 years from 21.10.1988 FR & I with service charge	£25 p.a.
(1) Historically the rent has been reviewed annually.				Total £23,122.04 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 R Sachdev Esq, Payne Skillington. Tel: 0247 663 3044 Fax: 0247 652 5470 e-mail: r.sachdev@payneskillington.co.uk