



Tenure

Freehold.

Location

Newport, with a population of some 104,000, is the principal administrative and commercial centre for Gwent. The town is situated 13 miles east of Cardiff and 16 miles west of the Severn Bridge and benefits from excellent road communications being adjacent to Junctions 24-28 of the M4 motorway. In addition First Great Western provides regular services to London (Paddington).

The property is well situated in a pedestrianised position within the town centre.

Occupiers close by include Lloyds TSB, RBS, Nationwide Building Society, Boots, Clarks, Iceland, T Mobile, Body Shop and Sports Direct amongst many others.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop with ancillary accommodation above. The second and third floors are accessed via a hatch.

The property provides the following accommodation and dimensions:

Gross Frontage	5.1 m	(16' 9")
Net Frontage	4.5 m	(14' 9")
Shop Depth	8.6 m	(28' 3")
Built Depth	13.4 m	(43' 11")

Ground Floor	56.70 sq m	(610 sq ft)
First Floor	61.30 sq m	(660 sq ft)
Second and Third Floors – Not Inspected		

Tenancy

The entire property is at present let to THORNTONS PLC for a term of years from 25th December 2011 to 14th February 2014 at a current rent of £30,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

An agreed schedule of dilapidations from a previous lease is attached to the lease. Please refer to the legal pack for further information.

Tenant Information

Website Address: www.thorntons.co.uk

For the year ended 30th June 2012, Thorntons plc reported a turnover of £217,144,000, a pre-tax loss of -£2,214,000 and a net worth of £9,807,000. (Source: riskdisk.com 09.11.12.)

VAT

VAT is not applicable to this lot.

Documents

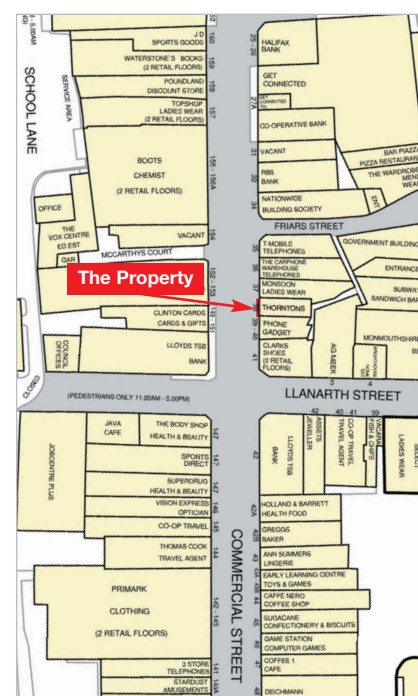
The legal pack will be available from the website www.allso.co.uk

Newport

38 Commercial Street Gwent NP20 1HP

- **Freehold City Centre Shop Investment**
- Situated adjacent to Monsoon and opposite Lloyds TSB and Clinton Cards
- No VAT applicable
- Reversion 2014
- Current Rent Reserved
£30,000 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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