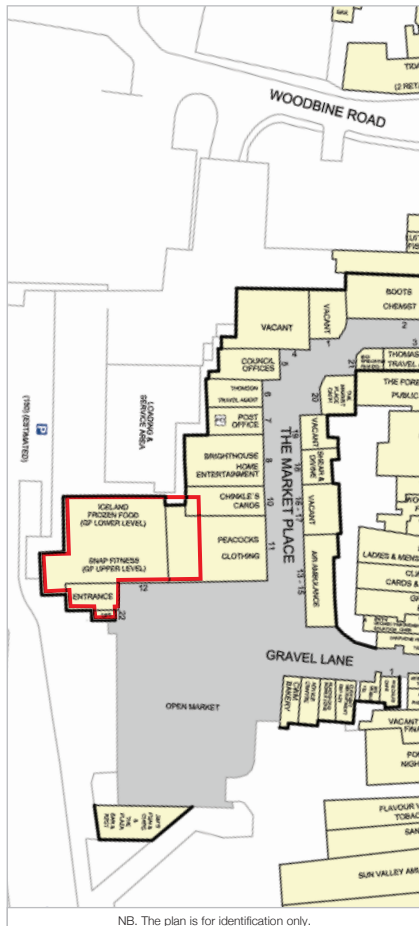


# Blackwood 12-A1 The Market Place Gwent NP12 1AU

- **Virtual Freehold Gym Investment**
- Town centre location
- Forms part of the Market Place Shopping Centre off High Street
- Let on new lease to R&D Fitness Limited until 2033 (1)
- Adjacent to car park and bus station
- Rent Review 2023
- Current Gross Rent Reserved

**£64,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.



## Tenure

Long Leasehold. To be held on a new lease for a term of 999 years from the date of completion at a fixed peppercorn ground rent (plus service charge).

## 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 property is situated in the Market Place Shopping Centre, on the west side of the High Street (B2451), adjacent to the town centre car park providing some 150 car parking spaces and bus station. Occupiers close by include Iceland, Peacocks, BrightHouse, Boots, Thomas Cook, Lloyds Bank and Wilkinson's, amongst others.

## Description

The property is arranged on ground floor only to provide a gym. The property is on a sloping site above the Iceland unit and forms part of the Market Place Shopping Centre.

The property provides the following accommodation and dimensions:

**Ground Floor (GIA)** **824.9 sq m** **(8,879 sq ft)**

## Tenancy

The property is at present let to R & D FITNESS LIMITED (t/a Snap Fitness) for a term of 15 years from 1st February 2018 at a current rent of £64,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of a service charge (there is a service charge cap at £1.75 per square foot for the first year). There is a break option in the tenth year (1).

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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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