



### Tenure

Freehold.

### Location

The market town of Pontypridd, with a population of some 28,000, is one of the principal towns of Rhonda Cynon Taff and is situated 12 miles north-west of the Welsh capital of Cardiff on the A473 and Junction 34 of the M4 Motorway.

The property is located in the centre of the town, fronting Taff Street at its junction with Market Street.

Occupiers close by include Boots, H Samuel, Sports Direct, Warren James, Game, Greggs, Santander, River Island, Pontypridd Indoor Market, Vodafone, Principality Building Society and Costa Coffee.

### Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop unit (Bonmarché) with ancillary accommodation on the first and second floors above, together with a basement which is not presently used by the tenants.

In addition, there is a second ground floor shop (NYPD), with ancillary accommodation in the basement.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

NYPD EPC Rating 59 Band C (Copy available on website).

Bonmarché EPC Rating 101 Band E (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
75A	A Tomkinson (t/a New York Pancake Department – NYPD)	Gross Frontage	4.30 m	(14' 2")	5 years from 01.09.2016 FR & I	£12,000 p.a. rising to £15,000 p.a. on 01.09.2018 (1)	Reversion 2021
		Net Frontage	3.58 m	(11' 9")			
		Shop Depth	17.48 m	(57' 4")			
		Built Depth	26.52 m	(87' 0")			
		Ground Floor	97.50 sq m	(1,049 sq ft)			
		Basement	90.80 sq m	(977 sq ft)			
76	Bonmarché Limited (2)	Gross Frontage	8.60 m	(28' 3")	25 years from 24.06.1994 Rent review every 5th year FR & I	£66,000 p.a.	Reversion 2019
		Net Frontage	6.30 m	(20' 8")			
		Shop & Built Depth	26.40 m	(86' 7")			
		Ground Floor	168.40 sq m	(1,812 sq ft)			
		First Floor	104.40 sq m	(1,124 sq ft)			
		Second Floor	123.60 sq m	(1,329 sq ft)			
		Basement not inspected by Allsop					

(1) The lease contains a tenant's option to break at the end of the 2nd year of the term. The lease also provides for a 12 month rent free period which the seller will top up from completion to the expiry of the rent free period.

(2) For the year ended 26th March 2016, Bonmarché Ltd reported a turnover of £187.963m, a pre-tax profit of £10.537m, shareholders' funds of £33.272m and a net worth of £30.109m. (Source: riskdisk.com 18.04.2017.) No. of Branches: 400.

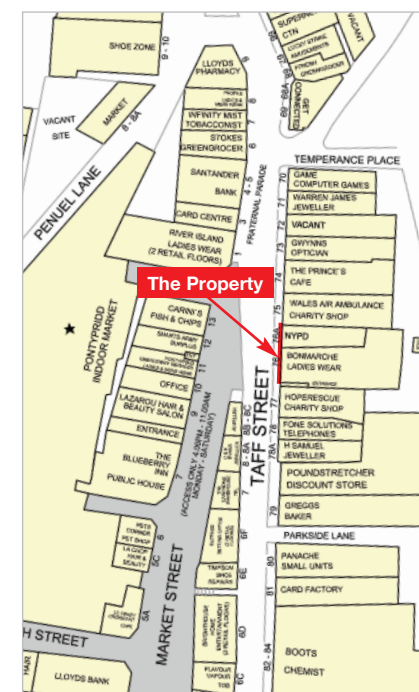
**Total £78,000 p.a.**

## Pontypridd

### 75A & 76 Taff Street Mid Glamorgan CF37 4SU

- **Freehold Shop Investment**
- Let to Bonmarché Ltd and a local trader
- Town centre position
- Located at junction of Taff Street and Market Street
- Reversions from 2019
- Total Current Rents Reserved  
**£78,000 pa**  
**Rising to £81,000 from September 2018<sup>(1)</sup>**

**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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