



LOT 217

Tenure

Freehold.

Location

Merthyr Tydfil has a population of approximately 40,000 and is located 22 miles north of Cardiff and 26 miles north-east of Swansea. The town lies at the junctions of the A465 and A470, the latter providing access to Cardiff and Junction 32 of the M4 motorway. The property is situated on the pedestrianised section of the town centre, fronting the market square. Occupiers close by include Specsavers, HSBC, Barclays, T-Mobile, Orange, Greggs, Vodafone and Tesco amongst others.

Description

The property is arranged on ground and one upper floor to provide two shops, one of which is on ground floor only, with storage and staff facilities above. The front of the first floor also has potential to be used again as a sales area. Part of the property has been sub-let.

The property provides the following accommodation and dimensions:

Gross Frontage	21.48 m	(70' 6")
Net Frontage	12.86 m	(42' 2")
Gross Return Frontage	28.53 m	(93' 7")
Net Return Frontage	12.76 m	(41' 10")
Shop Depth	20.52 m	(67' 4")
Built Depth	27.37 m	(89' 9")
First Floor	460.3 sq m	(4,954 sq ft)

Tenancy

The entire property is at present let to W H SMITH RETAIL HOLDINGS LIMITED for a term of 10 years from 25th March 2004 at a current rent of £157,500 per annum, exclusive of rates. The lease contains full repairing and insuring covenants. Part sub-let to Martin Bush t/a Bush Health Centre.

Tenant Information

No. of Branches:1,000+.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2011, W H Smith Retail Holdings Limited reported a turnover of £180,189,000, a net worth of £442,012,000 and shareholders funds of £442,012,000. (Source: riskdisk.com 19.09.2012)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 217 Merthyr Tydfil**.

Merthyr Tydfil

W H Smith Unit

Market Square

Mid Glamorgan

CF47 8BY

- Well Located Town Centre
- Freehold Shop Investment
- Pedestrianised location
- Well located between the entrances of St Tydfil Centre and Beacons Place Shopping Centre
- Let to W H Smith Retail Holdings Ltd
- Asset management opportunity
- Reversion 2014
- Current Rent Reserved

£157,500 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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