

Tenure

Freehold.

Location

The market town of Pontypridd, with a population of some 28,500, is situated 11 miles north-west of Cardiff via the A473 and Junction 34 of the M4 motorway.

The property, located in a conservation area, is situated in the heart of the town centre's pedestrianised retail pitch, which is centred on Taff Street and Market Street.

Occupiers close by include Vodafone, Clinton Cards, Lloyds Bank together with mainly multiple retailers fronting Taff Street including New Look, B&M Bargains and Costa.

Description

The property is arranged on ground and one upper floor to provide a large regular shop unit with ancillary storage above.

The property provides the following accommodation and dimensions:

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Gross Frontage	8.0 m	(26' 3")
Net Frontage	7.8 m	(25' 7")
Ground Floor	252.0 sq m	(2,712 sq ft)
First Floor	168.2 sq m	(1,810 sq ft)
Total	420.2 sq m	(4,522 sq ft)

NB. Areas taken from www.2010.voa.gov.uk

Tenancy

The entire property is at present let by lease renewal to SUPERDRUG STORES PLC for a term of 10 years from 3rd June 2014 at a current rent of £32,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's break clause on 27th February 2017, if not taken then the tenants benefit from three months' rent free from 27th February 2017.

Tenant Information

No. of Branches: Over 800 throughout the UK. Website Address: www.superdrug.com
For the year ended 29th December 2012, Superdrug Stores plc reported a turnover of £1.021bn, a pre-tax loss of £3.977m, shareholders' funds of £121.54m and a net worth of £106.905m. (Source: riskdisk.com 09.06.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Pontypridd 2 Market Street Mid Glamorgan CF37 2ST

Freehold Shop Investment

- Let to Superdrug Stores plc
- Lease renewal expiring 2024 (1)
- Central pedestrianised location adjacent to Factory Shop
- Rent Review 2019
- Current Rent Reserved

£32,000 pa



