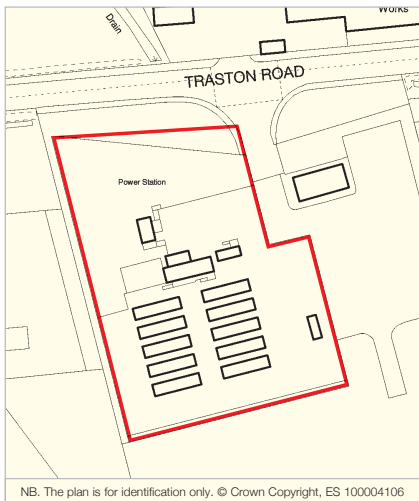
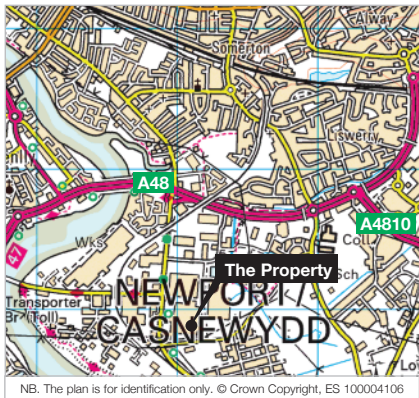


# Newport

## Land at Traston Road Gwent NP19 4PW

- **Freehold Commercial Ground Rent Investment**
- Comprises a 0.4 hectare (1 acre) site
- Entirely let to UK Capacity Reserve Ltd
- 25 year lease expiring 2041 (1)
- Located within an established industrial area approximately 2 miles from the city centre
- CPI linked annually compounded reviews every fifth year
- Rent Review 2021
- Current Rent Reserved  
**£100,000 pa**



### Tenure

Freehold.

### Location

The cathedral and university city of Newport is the principal administrative and commercial centre for Gwent. The town is situated 13 miles east of Cardiff, 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, there are regular InterCity services to London (Paddington).

The property is located on the south side of Traston Road, approximately 2 miles to the south-east of Newport city centre in a predominantly industrial area close to Newport docks.

### Description

The property extends to some 1 acre upon which a standby power generation plant with a 20MW capacity has been erected by the lessee with secure gated access.

NB. The adjacent site comprises a similar facility owned and operated by the lessee.

### Tenancy

The entire property is let to UK CAPACITY RESERVE LTD for a term of 25 years from 21st March 2016 at a current rent of £100,000 per annum. The lease provides for rent reviews on 21st March 2021 and every fifth year of the term linked to CPI, subject to a cap of 4% and a

collar of 1% per annum compounded annually, and contains full repairing and insuring covenants.

(1) The tenant has an option to determine the lease in 2036.

The lease is excluded from the provisions of the Landlord & Tenant Act 1954.

### Tenant Information

UK Capacity Reserve Limited is the largest trading subsidiary in the rapidly expanding UK Power Reserve Group. They currently have 32 operational sites with 14 in development. Whilst they are not party to the lease, their ultimate parent company (Repono Holdco 1 Limited) invested over £83m of new capital constructing new facilities in the year to 31st March 2017 and increased turnover by 75% to £32.3m, and operating profit from £3.5m to £10.5m. A copy of their accounts is available for inspection within the online legal pack.

Website: [www.ukpowerreserve.com](http://www.ukpowerreserve.com)

### 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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