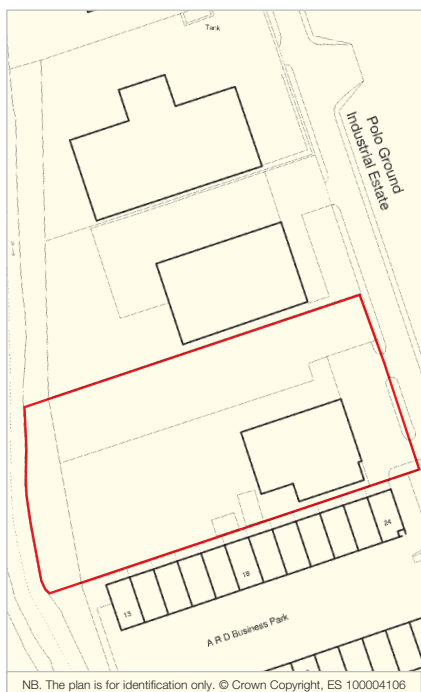
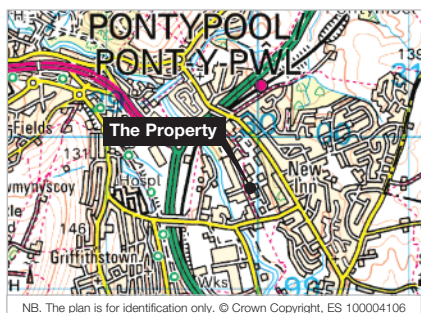


# **Pontypool** **Unit 1** **Polo Grounds** **Industrial Estate** **Gwent** **NP4 0TW**

- **Leasehold Industrial Investment**
- Let to Wessex Eagle Ltd (t/a Eagle Plant)
- Established industrial location
- Site Area 0.54 Hectares (1.33 Acres)
- Reversion 2018
- Total Current Rent Reserved  
**£25,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## **Tenure**

Leasehold. Held for a term of 99 years from 23rd May 1967 (thus having some 53 years unexpired) at a peppercorn rent.

## **Location**

Pontypool is located in the district of Torfaen and has a population of some 36,000. Newport is located 8 miles to the south whilst Cardiff is 20 miles to the south-west. Road communications are good with the town being located on the A4042 which provides direct dual carriageway access to the M4 at Junction 25A, 8 miles to the south. The property is situated in an established industrial area approximately 1 mile to the south of Pontypool town centre and 3 miles north of Cwmbran, close to the A4042 and some 6 miles north of the M4 motorway (Junctions 25 and 26). Occupiers close by include Travis Perkins and a number of local traders.

## **Description**

The property is arranged on ground floor only to provide a detached industrial unit upon a secure site which extends to approximately 0.54 hectares (1.33 acres).

The property provides the following accommodation and dimensions:  
**Ground Floor** **648.60 sq m (6,981 sq ft)**

## **Tenancy**

The entire property is at present let to WESSEX EAGLE LTD (t/a Eagle Plant) for a term of 7 years from 17th June 2011 at a current rent of £25,000 per annum, exclusive of rates without review. The lease contains full repairing and insuring covenants and is contracted outside the Landlord and Tenant Act 1954.

## **Tenant Information**

Eagle Plant are a leading independent hire company who currently trade from some 20 branches throughout South West England and East Wales.

Website Address: [www.eagleplant.co.uk](http://www.eagleplant.co.uk)

For the year ended 31st December 2011, Wessex Eagle Ltd reported a turnover of £13.8m, a pre-tax profit of £1.31m and a net worth of £11.2m. (Source: riskdisk.com 11.04.2013.)

## **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**

Rating 76 Band D (copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Amie Johnson, Lewis Onions Solicitors. Tel: 0121 200 7240 e-mail: [aj@lewis-onions-solicitors.co.uk](mailto:aj@lewis-onions-solicitors.co.uk)