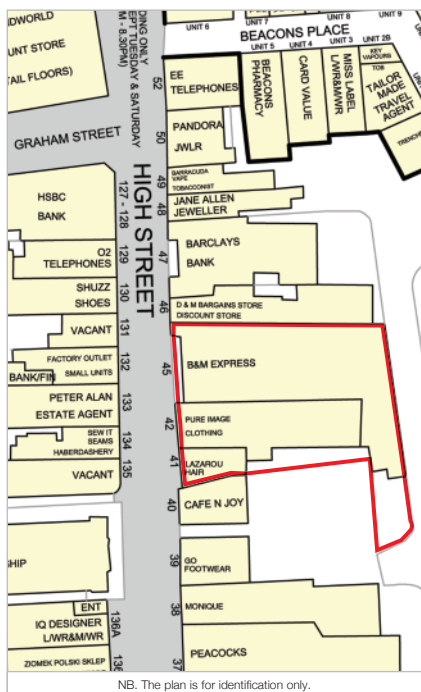


Merthyr Tydfil 43-45 High Street Mid Glamorgan CF47 8DE

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising three ground floor shops
- Part let to Heron Foods Ltd until 2028
- Central High Street position close to Tesco Extra supermarket
- Rent Reviews from 2022
- Current Rent Reserved **£57,333 pa⁽³⁾**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold and Long Leasehold. A 195 year lease will be granted on completion with the Freehold being transferred to the buyer for £1 post completion of the lease to the Housing Association.

Location

Merthyr Tydfil has a population of approximately 62,500 and is located 20 miles north of Cardiff. The town lies at the junctions of the A465 and A470, the latter providing access to Cardiff and Junction 32 of the M4 Motorway. Merthyr Tydfil is well connected with regular rail and bus connections to Cardiff. As a result the town acts as a commuter base, as well as the administrative centre for the area.

The property is situated on High Street, the main retail thoroughfare in Merthyr Tydfil. The property is opposite the entrance to St Tydfil Shopping Centre, just down from the entrance to Beacons Place. The property benefits from being next to a 426 space car park and a Tesco Extra, which anchors the prime pitch within this section. The

proposed new bus station at Swan Street (14 bays) will be less than 100 metres away.

Occupiers close by include Peacocks, O2, Pandora, EE, Greggs, Specsavers and Clarks, amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide three ground floor shops (43-45 benefits from rear loading) and a vacant basement, with eight apartments above which have been sold off on a long lease and are accessed from the front.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
43-45	Heron Foods Ltd (1) (t/a B&M Express)	Gross Frontage 13.89 m Shop Depth 38.15 m Ground Floor 540.60 sq m	(45' 7") (125' 2") (5,819 sq ft)	10 years from 12.03.2018 Rent review end of year 5 FR & I by way of service charge (2) Tenant break option 12.03.2023	£35,000 p.a. (3) Rent Review 2023
Basement	Vacant	Basement – Not measured	–	–	–
42	Pure Image Fashions Ltd	Gross Frontage 7.77 m Shop Depth 29.32 m Ground Floor 251.10 sq m First Floor Part Front 120.50 sq m	(25' 6") (96' 2") (2,703 sq ft) (1,297 sq ft)	10 years from 08.04.2017 FR & I by way of service charge Tenant break option 08.04.2022	£14,000 p.a. Fixed increase to £20,000 p.a. in 2022 Reversion 2027
41	Mathiat's Barbering Ltd (t/a Lazarou Bros Hair)	Gross Frontage 5.64 m Shop Depth 10.62 m Ground Floor 47.01 sq m First Floor Part Front 45.80 sq m	(18' 6") (34' 10") (506 sq ft) (493 sq ft)	10 years from 04.04.2017 Rent review end of year 5 FR & I by way of service charge (4) Tenant break option 04.04.2022	£8,333 p.a. (5) Rent Review 2022
Rear First and Second Floors	Merthyr Tydfil Housing Association	First Floor Rear – Not inspected Second Floor – Not inspected	195 years from completion	Peppercorn	Reversion 2213

(1) No of Branches: 243. For the year ended 31st December 2016, Heron Foods Limited reported a turnover of £247.440m, a pre-tax profit of £8.727m, shareholders' funds of £36.857m and a net worth of £34.544m. (Source: Experian 14.08.2018.)

(2) The service charge is capped at £5,000 per annum, subject to annual RPI uplifts.

(3) Rent commencement 12th December 2018.

(4) Tenant repairing obligation excludes the roof and is limited by a schedule of condition.

(5) Annual rent is £10,000 per annum inclusive of VAT.

Total £57,333 p.a.

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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