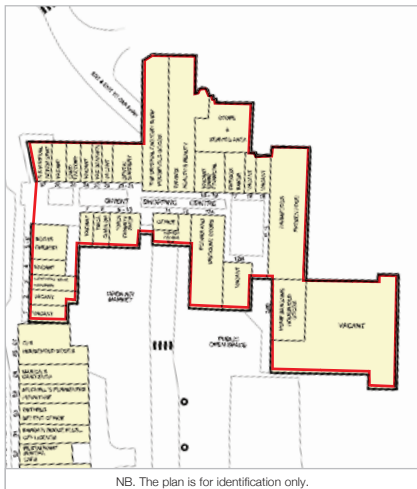


Tredegar The Gwent Shopping Centre Gwent NP22 3EJ

- **Freehold Shopping Centre Investment**
- Comprises 29 retail units (4 of which are double units) in the town centre
- National tenants include Boots, YMCA, Poundland, Farmfoods, Greggs, Savers, Tesco and Home Bargains
- Provides the town's main retail provision
- Arranged over 4,820.58 sq m (51,890 sq ft)
- Asset management opportunity
- Total Current Rents Reserved
£303,747.52 pa plus 12 vacant units

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.



Tenure

Freehold.

Location

The town of Tredegar lies 21 miles north of Cardiff with a population of 15,300. The A469 runs through the town, which connects to the A465, providing links to Neath and Hereford.

The centre is situated on the eastern side of Commercial Street and provides the town's main retail provision.

The town's primary car park is adjacent to the centre, providing approximately 150 car parking spaces. There is also an open air market adjacent to the centre.

Occupiers close by include the Post Office, New Look and a number of local occupiers.



Description

The property is arranged on basement, ground and one upper floor to provide a shopping centre currently comprising 29 retail units. Access to the centre is from Commercial Street and the majority of the servicing provision is from the rear of the property, along with a rear entrance. Please see following title plans within the legal documents showing the extent of the property to be sold:

WA 788959

WA 680952

WA 902350

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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

Seller's Solicitor J Crowson Esq, RG Frisby & Small. Tel: 0116 233 5522 e-mail: jcrowson@frisbysmall.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Vacant	Basement – Ancillary Ground Floor – Sales First Floor – Ancillary 39.30 sq m (423 sq ft) 52.40 sq m (564 sq ft) 34.19 sq m (368 sq ft)	–	–	–
Unit 2	Vacant	Basement – Ancillary Ground Floor – Sales 42.64 sq m (459 sq ft) 60.01 sq m (646 sq ft)	–	–	–
Unit 3	Andrew John Ricci & Dominic John Ricci (t/a Lucky Strike)	Basement – Ancillary Ground Floor – Sales 30.38 sq m (327 sq ft) 56.58 sq m (609 sq ft)	1 year from 25.12.2016 FR & I by way of service charge	£8,320 p.a.	Holding over (negotiations ongoing)
Unit 4	Vacant	Basement – Ancillary Ground Floor – Sales 33.54 sq m (361 sq ft) 59.46 sq m (640 sq ft)	–	–	–
Units 5 & 6	Boots the Chemist Ltd	Basement – Ancillary Ground Floor – Sales 102.19 sq m (1,100 sq ft) 140.46 sq m (1,512 sq ft)	5 years from 10.04.2013 FR & I by way of service charge	£20,000 p.a.	Holding over (negotiations ongoing)
Unit 7	Vacant	Basement – Ancillary Ground Floor – Sales 32.05 sq m (345 sq ft) 60.29 sq m (649 sq ft)	–	–	–
Unit 8	YMCA	Ground Floor – Sales 59.55 sq m (641 sq ft)	Ongoing licence, mutual break at any time	£0 p.a.	–
Units 9 & 10	YMCA	Basement – Ancillary Ground Floor – Sales 51.65 sq m (556 sq ft) 126.90 sq m (1,366 sq ft)	Ongoing licence, mutual break at any time	£0 p.a.	–
Unit 11	Vacant	Ground Floor – Sales First Floor – Ancillary 39.95 sq m (430 sq ft) 237.92 sq m (2,561 sq ft)	–	–	–
Unit 12	Vapour Dreams Limited	Ground Floor – Sales 84.26 sq m (907 sq ft)	4 years from 01.03.2015 FR & I by way of service charge	£7,800	Reversion 2019
Unit 12a	Poundland Ltd	Basement – Ancillary Ground Floor – Sales 108.51 sq m (1,168 sq ft) 336.02 sq m (3,617 sq ft)	–	£32,627.52	Holding over
Unit 12b	Vacant	Basement – Ancillary Ground Floor – Sales 87.79 sq m (945 sq ft) 170.01 sq m (1,830 sq ft)	–	–	–
Units 13 & 14	Farmfoods	Basement – Ancillary Ground Floor – Sales 289.20 sq m (3,113 sq ft) 389.99 sq m (4,198 sq ft)	15 years from 25.03.2015 Rent review every 5th year. FR & I by way of service charge	£42,500 p.a.	Rent Review 2020
Unit 15	Vacant	Basement – Ancillary Ground Floor – Sales 24.53 sq m (264 sq ft) 64.84 sq m (698 sq ft)	–	–	–
Unit 16	Gemma Smith	Basement – Ancillary Ground Floor – Sales 16.35 sq m (176 sq ft) 40.60 sq m (437 sq ft)	5 months from 01.04.2017 FR & I by way of service charge	£5,500 p.a.	Holding over
Unit 17	Greggs plc	Basement – Ancillary Ground Floor – Sales 31.40 sq m (338 sq ft) 91.69 sq m (987 sq ft)	10 years from 25.06.2005 FR & I by way of service charge	£17,000 p.a.	Holding over
Unit 18 & 19	Karl Rowlands	Basement – Ancillary Ground Floor – Sales 28.15 sq m (303 sq ft) 139.26 sq m (1,499 sq ft)	3 years from 01.11.2017 FR & I by way of service charge	£6,000 p.a. rising to £7,800 p.a. on 01.11.2018	Reversion 2020
Unit 20	JD Hull and Associates Ltd (t/a James Desmond Hull Dental Practice)	Basement – Ancillary Ground Floor – Sales 14.86 sq m (160 sq ft) 72.83 sq m (784 sq ft)	A term of years from 08.05.2015 expiring 24.06.2020 FR & I by way of service charge	£13,250 p.a.	Reversion 2020
Unit 21	JD Hull and Associates Ltd (t/a James Desmond Hull Dental Practice)	Basement – Ancillary Ground Floor – Sales 24.80 sq m (267 sq ft) 67.63 sq m (728 sq ft)	A term of years from 12.09.2012 expiring 24.06.2020 FR & I by way of service charge	£14,000 p.a.	Reversion 2020
Unit 22	Vacant	Basement – Ancillary Ground Floor – Sales 17.47 sq m (188 sq ft) 42.55 sq m (458 sq ft)	–	–	–
Unit 22a	Vacant	Basement – Ancillary Ground Floor – Sales 17.28 sq m (186 sq ft) 41.71 sq m (449 sq ft)	–	–	–
Unit 23	Vacant	Basement – Ancillary Ground Floor – Sales 15.61 sq m (168 sq ft) 40.04 sq m (431 sq ft)	–	–	–
Unit 24	Sportswift Ltd (t/a Card Factory)	Basement – Ancillary Ground Floor – Sales 31.86 sq m (343 sq ft) 66.98 sq m (721 sq ft)	Ongoing licence, mutual break at any time	£0 p.a.	–
Unit 25	Vacant	Basement – Ancillary Ground Floor – Sales 31.86 sq m (343 sq ft) 66.14 sq m (712 sq ft)	–	–	–
Unit 26	G & J Shaia	Basement – Ancillary Ground Floor – Sales 84.91 sq m (914 sq ft) 82.12 sq m (884 sq ft)	10 years from 14.10.2004 FR & I by way of service charge	£16,750 p.a.	Holding over
Unit 27 (20a)	Vacant	Basement – Ancillary Ground Floor – Sales First Floor – Ancillary 196.02 sq m (2,110 sq ft) 573.84 sq m (6,177 sq ft) 628.65 sq m (6,767 sq ft)	–	–	–
Unit 28 (20b)	Savers	Basement – Ancillary Ground Floor – Sales First Floor – Ancillary 102.65 sq m (1,105 sq ft) 212.00 sq m (2,282 sq ft) 102.65 sq m (1,105 sq ft)	5 years from 01.09.2016	£15,000 p.a.	Reversion 2021
Unit 28a	Tesco Stores Ltd (not in occupation) (sublet t/a Fresh Active Gym)	Ground Floor – Sales 412.94 sq m (4,445 sq ft)	20 years from 14.11.2011 Rent review every 5th year. FR & I by way of service charge	£40,000 p.a.	Rent Review 2021
Unit 28b	TJ Morris (t/a Home Bargains)	Basement – Ancillary Ground Floor – Sales 72.46 sq m (780 sq ft) 959.84 sq m (10,332 sq ft)	15 years from 11.11.2011 Rent review November 2021. FR & I by way of service charge	£65,000 p.a.	Rent Review 2021
		Total	4,820.58 sq m (51,890 sq ft)	Total £303,747.52 p.a. (rising to £305,547.52 p.a. in November 2018)	