

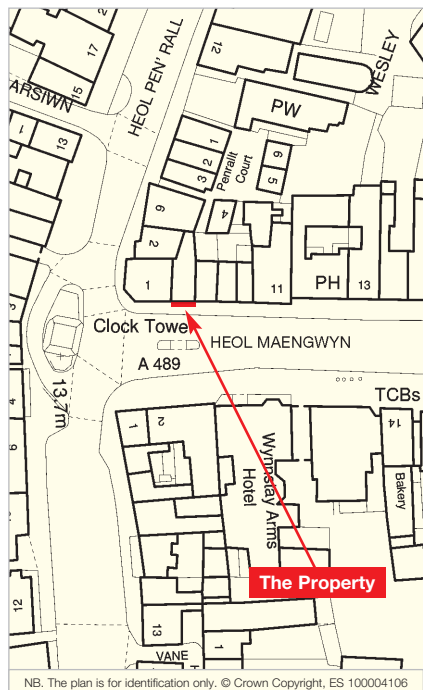
Machynlleth

3 Heol Maengwyn, Powys SY20 8AA

- Attractive Grade II Listed Freehold Shop Investment
- Prominent town centre location
- Shop let to AGA Rangemaster Properties Ltd with a guarantee from AGA Rangemaster Group Ltd on a lease expiring in 2026 (no breaks)
- Attractive period property
- Rent Review 2021
- Current Rent Reserved

£16,136.72 pa⁽¹⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Machynlleth is an attractive Mid Wales market town located at the head of the Dyfi Estuary, 18 miles north of Aberystwyth and 38 miles south of Blaenau Ffestiniog. The town is served by the A487, whilst the A489 provides access to the A458 to the east, and is a popular holiday destination.

The property is situated on the north side of Heol Maengwyn, close to the junction with Heol Pentrerhedydd, in the heart of the town centre. Occupiers close by include Barclays Bank, British Red Cross, Save the Children and Co-op Food amongst many other local traders.

Description

This attractive Grade II listed property is arranged on basement, ground and three upper floors to provide a ground floor shop with basement storage and further storage and ancillary accommodation on the upper floors. A small part of the first and second floors overhang the ground floor of No 1 Heol Maengwyn at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.6 m	(18' 5")
Net Frontage	5.14 m	(16' 10")
Shop Depth	7.86 m	(25' 9")
Built Depth	10.2 m	(33' 6")
Basement	20.5 sq m	(220 sq ft)
First Floor	27.2 sq m	(293 sq ft)
Second Floor	36.5 sq m	(393 sq ft)
Third Floor (Attic)	30.5 sq m	(328 sq ft)

Tenancy

The entire property is at present let to AGA RANGEMASTER PROPERTIES LTD with guarantee from AGA Rangemaster Group Ltd for a term of 20 years from 25th December 2006 at a current rent of £14,343.75 per annum, rising to £16,136.72 per annum on 25th December 2016 (1). The lease provides for a further review in 2021 and contains full repairing and insuring covenants. (1) The Vendor will top up the rent such that the purchaser will effectively receive £16,136.72 per annum from completion until 25th December 2016 (apportioned).

Tenant Information

No. of Branches: approximately 60.
Website Address: www.agaliving.com
AGA Rangemaster Group Ltd was acquired by Middleby Corporation in July 2015, who employ over 2,500 people worldwide and have a market capitalisation of \$7.4bn. Website Address: www.middleby.com (NASDAQ: MIDD)

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 C Flood, Memery Crystal LLP Solicitors. Tel: 0207 242 5905 e-mail: cflood@memerycrystal.com