

## Port Talbot

### 44-46 Station Road West Glamorgan SA13 1JS

- **Freehold Town Centre Public House Investment**
- Comprising a public house and three flats
- Let to Barracuda Pubs & Bars Ltd
- Lease expires 2040
- Rent Review 2015
- Current Rent Reserved  
**£45,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Port Talbot is built along the eastern rim of Swansea Bay next to the River Afan. It is served by Junctions 38-41 of the M4 and situated 14 miles south of Swansea and 33 miles north-west of Cardiff. The property is situated on the non-pedestrianised portion of Station Road on the northern side close to its junction with Ty-Draw Place. Occupiers close by include Barclays Bank (adjacent), Nationwide, HSBC and Peacocks.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor public house with ancillary accommodation and a self-contained flat at first floor level, together with storage on the second floor.

(1) Please note planning permission was granted in 2005 for a manager's flat at first floor level and two flats on the second floor.

The property provides the following accommodation and dimensions and gross internal areas:

<b>Gross Frontage</b>	<b>15.38 m</b>	<b>(50' 6")</b>
<b>Net Frontage</b>	<b>11.90 m</b>	<b>(39')</b>
<b>Shop Depth</b>	<b>33.70 m</b>	<b>(110' 7")</b>
<b>Built Depth</b>	<b>34.20 m</b>	<b>(112' 3")</b>
<b>Ground Floor</b>	<b>489.0 sq m</b>	<b>(5,264 sq ft)</b>
<b>First Floor (1)</b>	<b>30.2 sq m</b>	<b>(325 sq ft)</b>
<b>Second Floor (1)</b>	<b>184.8 sq m</b>	<b>(1,989 sq ft)</b>
<b>Total</b>	<b>704.0 sq m</b>	<b>(7,578 sq ft)</b>

NB. The areas were agreed at the last rent review.

#### Tenancy

The entire property is at present let to BARRACUDA PUBS AND BARS LTD for a term of 35 years from 10th October 2005 at a current rent of £45,000 per annum, exclusive of rates. The rent was increased from £40,000 per annum at the last review. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been sub-let to Blue Jay Corporation Ltd (t/a Academy) from 18th July 2011 to 7th December 2040 at a rent of £45,000 per annum.

#### Tenant Information

No. of Branches: 201.

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

For the year ended 25th September 2010, Barracuda Pubs & Bars Ltd reported a turnover of £110,188,000, shareholders' funds of £74,142,000 and a net worth of £74,142,000. (Source: riskdisk.com 01.09.2011)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 124 Port Talbot**.

