



Tenure

Freehold.

Location

The town of Ammanford lies within the county of Carmarthenshire, approximately 12 miles north-east of Llanelli and 16 miles east of Carmarthen. The town is well served by road, with the A483 linking directly to the M4, whilst Ammanford Rail Station provides services to Swansea and Shrewsbury.

The property is situated on the eastern side of the pedestrianised Quay Street, which is the main retail thoroughfare in the heart of the town centre.

Occupiers close by include Shoe Zone (adjacent), Home Bargains, Specsavers, Argos, Boots, Greggs, Lloyds Bank, Santander, Thomson Travel, Iceland and Card Factory.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop together with ancillary/staff accommodation to the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	7.40 m	(24' 4")
Net Frontage	6.05 m	(19' 11")
Shop Depth	25.90 m	(84' 10")
Ground Floor	169.90 sq m	(1,829 sq ft)
First Floor	51.90 sq m	(559 sq ft)
Total	221.80 sq m	(2,388 sq ft)

Tenancy

The entire property is let to NEW LOOK RETAILERS LTD for a term of 5 years from 25th December 2014 at a current rent of £22,000 per annum. The lease contains full repairing and insuring covenants. The December 2017 break clause has not been exercised by the tenant.

Tenant Information

No. of UK Branches: 593.

Website Address: www.newlookgroup.com

For the year ended 25th March 2017, New Look Retailers Ltd reported a turnover of £1.324bn, a pre-tax profit of £84.987m, shareholders' funds of £432.899m and a net worth of £321.242m. (Source: Experian 04.09.2017.)

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.

Ammanford

Unit 1

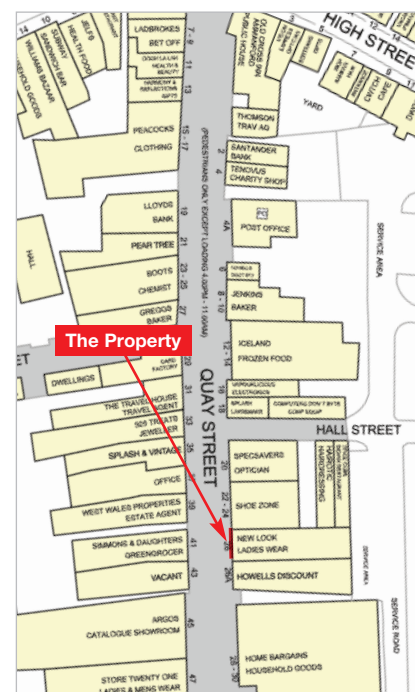
26/26A Quay Street

Carmarthenshire

SA18 3BS

- Freehold Shop Investment
- Pedestrianised town centre location
- Entirely let to New Look Retailers Ltd
- Tenant has been in occupation for 28 years
- 2017 break option not exercised
- Reversion 2019
- Current Rent Reserved
£22,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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