

Cardigan

19 High Street

Dyfed

SA43 1JJ

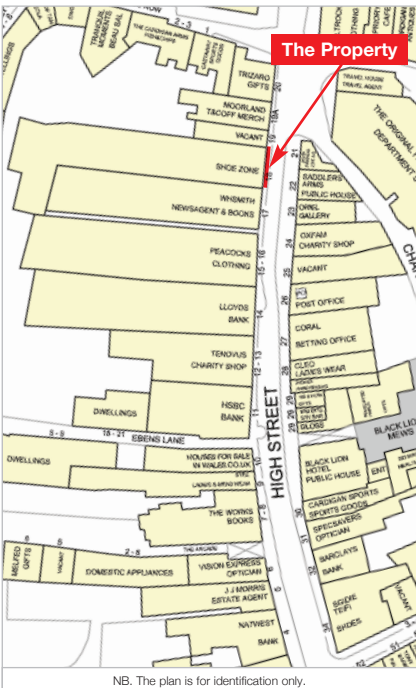
- **Freehold Shop Investment**
- Comprising a total of 653.6 sq m (7,035 sq ft)
- To be entirely let to Shoe Zone Retail Ltd on a new 5 year lease
- Town centre location adjacent to WH Smith
- Potential to convert upper floors (1)
- No VAT applicable
- Reversion 2023
- Rent to be Reserved

£30,000 pa

On the Instructions of

shoezone

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Cardigan is a market town with a resident population of approximately 4,500, located on the River Teifi in South West Wales. Cardigan is 23 miles north-west of Carmarthen, 25 miles north-east of Haverfordwest, 58 miles west of Swansea and 98 miles west of Cardiff.

The property is well located on the west side of the High Street, close to its junction with College Row.

Occupiers close by include WH Smith (adjacent), Peacocks, Lloyds, Coral, the Post Office, Specsavers, HSBC, Dorothy Perkins and Boots the Chemist, amongst many others.

Description

The property is arranged on ground and two upper floors together with an attic, to provide a ground floor shop with ancillary storage above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.54 m	(24' 9")
Net Frontage	6.74 m	(22' 2")
Shop Depth	24.49 m	(80' 4")
Built Depth	46.29 m	(151' 10")
Ground Floor	325.3 sq m	(3,501 sq ft)
First Floor	162.6 sq m	(1,751 sq ft)
Second Floor	147.3 sq m	(1,585 sq ft)
Attic	18.4 sq m	(198 sq ft)
Total	653.6 sq m	(7,035 sq ft)

Tenancy

The entire property is to be let to SHOE ZONE RETAIL LTD for a term of 5 years from completion at a rent of £30,000 per annum. The lease will be subject to a schedule of condition.

Tenant Information

No. of Branches: approximately 500.

Website Address: www.shoezone.com

For the year ended 1st October 2016, Shoe Zone Retail Limited reported a turnover of £159.834m, a pre-tax profit of £10.410m, shareholders' funds and a net worth of £30.145m.

(Source: Experian 22.08.2017.)

Planning (1)

The uppers floors may have potential for residential development, subject to the existing lease and obtaining all the relevant consents.

All enquiries should be referred to Ceredigion County Council (www.ceredigion.gov.uk).

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

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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