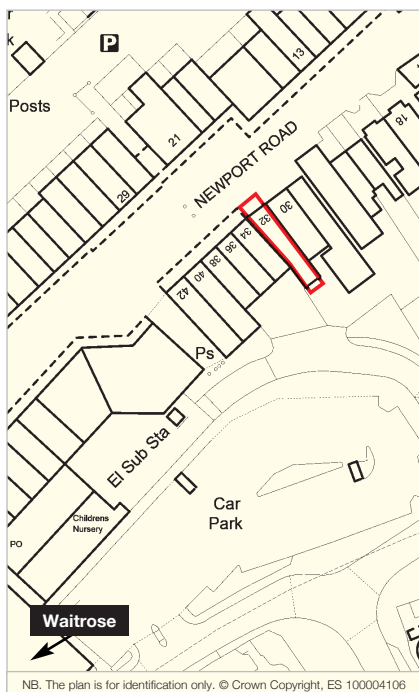


Caldicot

32 Newport Road Gwent NP26 4BQ

- **Freehold Shop and Residential Investment**
- Comprising a shop and self-contained flat
- Pedestrianised town centre location
- Shop let to Ladbrokes Betting and Gaming Ltd by way of a 10 year lease extension expiring 2029 (1)
- No VAT applicable
- Total Current Rents Reserved
£24,900 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Caldicot, with a population of approximately 12,000, is located 5 miles south-west of Chepstow, 10 miles east of Newport and 14 miles west of Bristol. The town benefits from being located between the M4 and M48 Motorways, accessed via Junction 23 of the M4, and 4 miles south of the Severn Road Bridge.
The property is situated in the main pedestrianised thoroughfare of the small town centre. There is a large public car park close by. Occupiers close by include Lloyds (opposite), Greggs, HSBC, Betfred, Waitrose, The Post Office, McColl's, One Stop and other local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation at the rear, including access, together with a self-contained flat above, approached via a separate entrance from the rear.
Part of the pavement to the front of the property is let to Monmouth Borough Council.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Ladbrokes Betting and Gaming Limited (t/a Coral) (3)	Gross Frontage 7.10 m (23' 4") Net Frontage 6.80 m (22' 4") Shop Depth 18.70 m (61' 4") Built Depth 21.35 m (70' 1")	10 years from 25.02.2019 (2) Rent review in the 5th year Tenant's break option in the 3rd and 7th years (1)	£19,500 p.a.	Rent Review 2024
First	Individual	First Floor Flat comprising 3 Rooms, Kitchen & Bathroom	Assured Shorthold Tenancy from 02.07.2014	£5,400 p.a.	Holding Over
Part Pavement	Monmouth Borough Council		25 years from 09.11.1994	Peppercorn	Reversion 2019

(2) By way of lease extension.

(3) For the year ended 31st December 2017, Ladbrokes Betting and Gaming Ltd reported a turnover of £766.51m, a pre-tax loss of £166.48m, shareholders' funds of £813.98m and a net worth of £761.75m (Source: Experian 01.03.2019).

Total £24,900 p.a.

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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