

Maesteg
Wilkinson Hardware
Store
Llynfi Road Retail Park
Mid Glamorgan
CF34 9DS

- **Freehold Shop Investment**
- Let to Wilkinson Hardware Stores Ltd
- Lease expires 2026
- Rent Review 2016
- Current Rent Reserved

£125,000 pa



Tenure

Freehold.

Location

Maesteg, with a population of some 20,000, is an industrial town, 6 miles east of Port Talbot in South-West Wales. Communications are good, the A4107 links with the M4 (Junction 40) for Swansea and the A4603 with Junction 36 for Cardiff and the east.

The property lies between the Llynfi Road Retail Park and the town centre. The retailers, including Iceland, Argos, Co-Op Pharmacy, a Doctors Surgery and Aldi all share a ground and multi-storey car park. Other national occupiers in the town include Tesco, Asda, Superdrug, HSBC, Lloyds TSB, NatWest and Greggs.

Description

The property is arranged on ground and first floor to provide a large shop with ancillary storage above. There is rear access used for deliveries.

The property provides the following accommodation and dimensions:

Ground & First Floor	1,465 sq m	(15,770 sq ft)
Total	1,465 sq m	(15,770 sq ft)

Tenancy

The property is at present let to WILKINSON HARDWARE STORES LTD for a term of 20 years from 7th August 2006 at a current rent of £125,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 27th January 2012, Wilkinson Hardware Stores Ltd reported a turnover of £1.565bn, a pre-tax profit of £22.736m, shareholders' funds of £230.479m and a net worth of £230.479m. (Source: riskdisk.com 19.02.13.)

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.

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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