

# Pontypridd

## 50/53 Taff Street

### Mid Glamorgan

### CF37 4TD

- **Freehold Retail and Ground Rent Investment**
  - Well configured retail unit
  - Town centre location
  - Majority let to Iceland Foods Ltd
  - Shop lease expiry 2023 (no breaks)
  - Shop Rent Review 2018
  - Total Current Rent Reserved
- £72,500 pa**



**Tenure**  
Freehold.

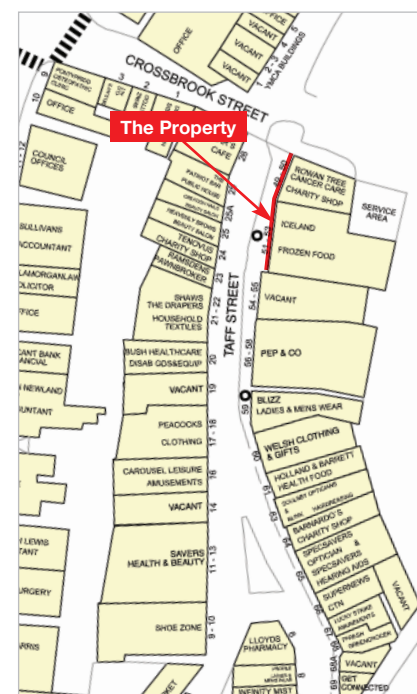
**Location**  
The market town of Pontypridd, with a population of some 28,500, is situated 11 miles north-west of Cardiff via the A473 and Junction 34 of the M4 Motorway.  
The property is situated at the northern end of Taff Street, in a good secondary position with easy access to the town's main car park to the rear. This provides some 160 spaces. It is adjacent to the former Taff Vale Shopping Centre, which has recently been cleared and is being sold as a development opportunity. There is therefore potential for the pitch to improve further. The property is also in close proximity to the bus stops within Pontypridd town centre.  
Occupiers close by include Thomas Cook, Oxfam, Shaws the Drapers, Co-operative Group and Peacocks.

**Description**  
No.51/53 is arranged on lower ground, ground and first floor to provide a large retail unit on ground floor together with rear goods lift and ancillary offices. The lower ground floor provides storage and the first floor provides further storage and staff accommodation. No.50/51 provides a retail unit with ancillary accommodation which has been sold off. No.51/53 benefits from a rear loading yard to the lower ground floor that is separately accessed. Please note that part of the lower ground floor extends under the rear of 50/51 (Rowan Tree).

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.



**Total £72,500 p.a.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion																		
51/53	Iceland Foods Ltd (1)	<table border="0"> <tr> <td>Gross Frontage</td> <td>20.5 m</td> <td>(67' 3")</td> </tr> <tr> <td>Net Frontage</td> <td>29.3 m</td> <td>(96' 2")</td> </tr> <tr> <td>Ground Floor Sales</td> <td>472.7 sq m</td> <td>(5,088 sq ft)</td> </tr> <tr> <td>First Floor Storage/Staff</td> <td>324.0 sq m</td> <td>(3,488 sq ft)</td> </tr> <tr> <td>Lower Ground Floor</td> <td>426.3 sq m</td> <td>(4,589 sq ft)</td> </tr> <tr> <td>Subtotal</td> <td>1,223.0 sq m</td> <td>(13,165 sq ft)</td> </tr> </table>	Gross Frontage	20.5 m	(67' 3")	Net Frontage	29.3 m	(96' 2")	Ground Floor Sales	472.7 sq m	(5,088 sq ft)	First Floor Storage/Staff	324.0 sq m	(3,488 sq ft)	Lower Ground Floor	426.3 sq m	(4,589 sq ft)	Subtotal	1,223.0 sq m	(13,165 sq ft)	10 years from 11.02.2013 Rent review every 5th year FR & I	£72,500 p.a.	Rent Review 2018
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50-51	White Rose Property Ltd	<table border="0"> <tr> <td>Ground Floor</td> <td>118.0 sq m</td> <td>(1,270 sq ft)</td> </tr> <tr> <td>First Floor</td> <td>43.8 sq m</td> <td>(471 sq ft)</td> </tr> </table>	Ground Floor	118.0 sq m	(1,270 sq ft)	First Floor	43.8 sq m	(471 sq ft)	999 years from 30.03.2016 (2)	Peppercorn	Reversion 3015												
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NB. Floor areas provided by Seller.  
(1) Iceland is the leading specialist frozen food retailer in the UK. They have circa 814 shops with just under 24,000 employees.  
Website Address: [www.iceland.co.uk](http://www.iceland.co.uk)  
For the year ended 25th March 2016, Iceland Foods Limited reported a turnover of £2.658bn, a pre-tax profit of £58.172m, shareholders' funds of £753.128m and a net worth of £740.354m. (Source: riskdisk.com 09.01.2017.)  
(2) The property is sublet to Rowan Tree Cancer Care for 6 years from 11th January 2013 at £25,000 per annum.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** Leighton Sheady, Robertsons. Tel: 02920 237777 e-mail: [l.sheady@robsols.co.uk](mailto:l.sheady@robsols.co.uk)