

## Newport

### 94/96 Chepstow Road Gwent NP19 8ZY

- **Freehold Shop and Ground Rent Investment**
- Let to Papa John's (GB) Ltd on a lease expiring 2032 (TBO 2027)
- Located in a predominantly residential area within 1 mile of the city centre
- Rent Review 2022
- Total Current Rents Reserved

**£12,100 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

The cathedral and university city of Newport is the principal administrative and commercial centre for Gwent. It is situated 13 miles east of Cardiff, 16 miles west of the Severn Bridge and benefits from excellent road communications, being adjacent to junctions 24-28 of the M4 Motorway. In addition, there are regular InterCity services to London (Paddington). The property is located on the south side of Chepstow Road (B4237), close to its junction with Speke Street, in a predominantly residential area within 1 mile to the east of the city centre. Occupiers nearby include Lloyds Bank, Boots, Post Office and Betfred, amongst other local traders. There is also a public car park directly opposite the property.

#### Description

The property is arranged on ground and two upper floors to provide a ground floor shop currently trading as a takeaway. The upper floors have been sold off on a long lease. Externally to the rear, the property benefits from 2 car parking spaces.

#### VAT

VAT is applicable to this lot.

#### Documents

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

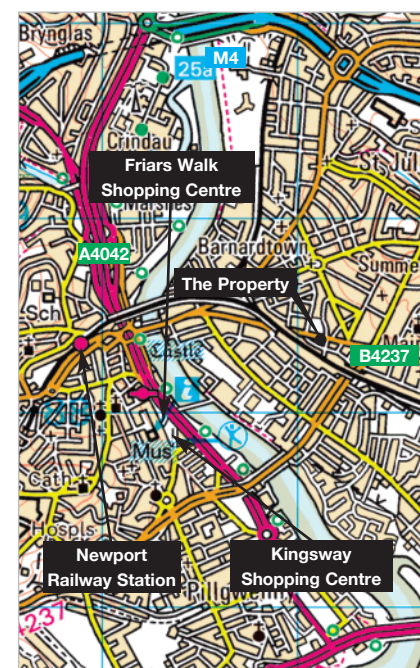
#### Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Papa John's (GB) Ltd (1)	Ground Floor (2) 103.6 sq m (1,115 sq ft)	15 years from 10.02.2017 Upward only rent reviews every 5th year Tenant option to break at 10th year FR & I	£12,000 p.a.	Rent Review February 2022
First and Second Floors	Individual(s)	To be Residential	150 years from 17.09.2017	£100 p.a.	Reversion 2167

(1) Website Address: [www.papajohns.co.uk](http://www.papajohns.co.uk)  
For the year ended 25th December 2016, Papa John's (GB) Ltd reported a turnover of £56.539m, a pre-tax profit of £5.268m, shareholders' funds of £12.304m and a net worth of £11.878m. (Source: Experian 11.01.2018.)  
(2) Not inspected by Allsop, areas taken from VOA.

**Total £12,100 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

**Seller's Solicitor** Jaymini Ghelani, Axiom Stone. Tel: 0208 951 6984 e-mail: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

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