



Actual property as exists



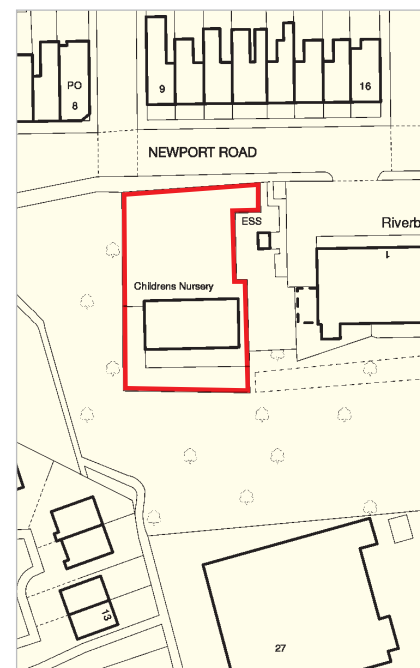
Computer Generated Image of signage

**Caerphilly**  
**Mynydd Has**  
**Independent School**  
**Newport Road**  
**Trethomas**  
**Mid Glamorgan**  
**CF83 8BY**

- **Freehold Independent School Investment**
- Let to Bettercare Keys Ltd with guarantee from Keys Child Care Ltd
- Lease expiry 2030 (1)
- No VAT applicable
- Rent Review 2020 and 2025 linked to 2.5% pa compounded or open market review, whichever is the greater
- Reversion 2030 (1)
- Current Rent Reserved

**£33,000 pa**  
**with minimum fixed uplift in 2020 to £37,336.47 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**Tenure**

Freehold.

**Location**

Caerphilly, with a population approaching 30,000, is situated at the base of the Rhymney Valley and is famous for its 13th Century Castle. The town is located 7 miles north of Cardiff and 12 miles west of Newport. The A468 and A469 serve the town and link to Junction 28 of the M4 motorway network.

The property occupies a prominent position on the A468 (Newport Road) in close proximity of a local Tesco Express, Post Office and Ladbrokes along with a good variety of local traders.

**Description**

The property is arranged on lower ground and ground floors to provide a recently refurbished independent school comprising a total of 5 rooms with ancillary rooms and WCs on both floors. Externally, a patio and a small fenced lawn area is present and parking is provided for approximately 18 cars.

The property provides the following accommodation and dimensions:

<b>Lower Ground Floor</b>	<b>124.6 sq m</b>	<b>(1,341 sq ft)</b>
<b>Ground Floor</b>	<b>121.0 sq m</b>	<b>(1,302 sq ft)</b>
<b>Total</b>	<b>245.6 sq m</b>	<b>(2,643 sq ft)</b>

**NB. Seller's floor areas taken from Valuation Report. Not internally inspected by Allsop.**

**Tenancy**

The entire property is at present let to BETTERCARE KEYS LTD, with Keys Child Care Ltd acting as guarantor, for a term of 15 years from 27th August 2015 at a current rent of £33,000 per annum. The lease provides for rent reviews every fifth year of the term to either a minimum of 2.5% per annum compounded or open market rent, whichever is the greater. The tenant has the benefit of an option to break from the lease in 2025 subject to giving no less than 6 months' notice (1). The landlord holds a rental deposit of £8,250.

**Tenant Information**

Website Address: [www.keyschildcare.co.uk](http://www.keyschildcare.co.uk)  
 For the year ended 31st March 2015, Keys Child Care Ltd, the guarantor, reported a turnover of £4.918 million, a pre-tax profit of £890,310 and shareholders' funds and a net worth of £7.864 million. (source: [www.riskdisk.com](http://www.riskdisk.com)).

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

**Viewings**

There will be a restricted block viewing held prior to the auction if at all possible. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 116 Caerphilly**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda