



6 WEEK COMPLETION

SITUATION

Located in a prominent trading position in the town centre, adjacent to **Cash Generator** and close to the junction with Emlyn Walk which links directly to the **Kingsway Shopping Centre**. The entrance to the Park Square Car Park is directly opposite and other nearby multiples include **The Money Shop, Swinton** and **Greggs**. In addition, the pedestrianised shopping section of Commercial Street is approx. 100 yards away which houses such multiples as **New Look, Bon Marche, Shoe Zone, Café Nero** and many others.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff with excellent access via the M4 motorway (Junctions 24 and 25).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with rear external access to **Storage** on the First and Second Floors (currently unused).

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	15'11" widening to 16'7" (max)
Shop Depth	59'7"
Built Depth	69'9"
3 WCs	

First Floor Storage Area	Approx 519 sq ft*
Second Floor Storage Area	Approx 384 sq ft*

*Not inspected by Barnett Ross. Areas supplied by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having over 750 branches) (T/O for Y/E 28/03/10 £3.5bn, Pre-Tax Profit £358,000 and Net Worth £36m)** for a term of 25 years from 24th June 1988 at a current rent of **£21,700** per annum exclusive.

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The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Michael Simkins LLP – Tel: 020 7874 5600
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts