



SITUATION

Located within the town centre, adjacent to the **Post Office**, and close to the junction with High Street which houses such multiples as **WH Smith, Thomsons, Specsavers, NatWest** and many others. Merthyr Tydfil lies approximately 22 miles north of Cardiff with good road access via A470 to the M4 (Junction 32).

PROPERTY

Forming part of a substantial building comprising a **Ground Floor Shop** with use of rear vehicular access for loading.

ACCOMMODATION

Ground Floor Shop

Internal Width		21'10"
widening to		26'7"
Shop & Built Depth		76'4"
Rear Store Area	Approx	225 sq ft
Office Area	Approx	80 sq ft
WC		

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 30th March 1995 at a peppercorn ground rent.

£15,000 per annum

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

TENANCY

The property is let on a full repairing and insuring lease to **St David's Foundation as a Charity Shop (See Tenant Profile)** for a term of 5 years from July 2009 (in occupation since 2005) at a current rent of **£15,000 per annum** exclusive.

TENANT PROFILE

St. David's Foundation has grown to become the UK's largest provider of hospice at home care, caring for over 2,600 patients and families every year.



JOINT AUCTIONEERS
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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