



**4 WEEK COMPLETION**

**SITUATION**

Located in the heart of the town centre amongst such multiples as **Superdrug, HSBC, Barclays, Coral, Dorothy Perkins, Burton** and **Principality Building Society**. Bargoed Rail Station is within easy walking distance with connections to London Paddington Station. Bargoed lies approximately 14 miles north west of Newport and 16 miles north of Cardiff and benefits from good road links via the A469.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Supermarket** with internal access to **Ancillary Storage** on the first floor. In addition the property benefits from a rear service road for loading and parking for up to 10 cars.

**ACCOMMODATION**

**Ground Floor Supermarket**

Gross Frontage	51'2"
Internal Width	49'0"
Shop Depth	64'6"
Area	Approx 3,125 sq ft

**First Floor Storage**

Area	Approx 2,335 sq ft
2 WC's	

**Total Area** Approx 5,460 sq ft

**£27,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Capper and Co. Ltd. (T/O for Y/E 30/4/2011 £235m, Pre-Tax Profit £1.76m and Net Worth £30m) (See Tenant Profile) trading as Spar** for a term of 15 years from 25th December 2002 at a current rent of **£27,000 per annum exclusive.**

**Rent Review December 2012 (Landlord quoted £35,000 p.a.)**

**TENANT PROFILE**

Capper & Co. Ltd. operates over 500 Convenience Stores which are supplied and operated by the Company and trade under the Spar fascia. They are located along the M4 corridor and in the South East, and are serviced from the two distribution centres in South Wales and East Sussex (source: www.capper.co.uk). The Global Ultimate Holding Company is A F Blakemore and Son Ltd.

**VENDOR'S SOLICITORS**

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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