

6 WEEK COMPLETION



SITUATION

Located on the main shopping thoroughfare in the town centre amongst a host of multiple and local traders including **Savers, Shoe Zone, Specsavers, Thomson, Barclays Bank, Cheque Centre, Tenovous, Ladbrokes** and **Card Factory**. **In addition, there is a Street Market directly outside the property and along Bethcar Street every Friday.** Ebbw Vale is a busy market town lying just off the A465 some 8 miles east of Merthyr Tydfil and 25 miles north of Cardiff.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation** at first floor level. In addition, there is rear external access to a **Basement** (currently not used).

ACCOMMODATION

Ground Floor Shop

Gross Frontage 32'4"
Internal Width 28'2"
Shop and Built Depth 52'4"
Area Approx 1,265 sq ft

First Floor Ancillary Store

Area Approx 520 sq ft
WC

Basement – Not inspected

VAT is NOT payable in respect of this Lot

£21,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **SACCCS LTD t/a Cash Generator** for a term of 25 years from 25th November 1992 at a current rent of **£21,000 per annum** exclusive.

Note: Cash Generator is one of the largest operators of new and second hand retail goods with over 220 branches, of which approx. 150 are franchised.



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 £500 (including VAT) upon exchange of contracts