

6 WEEK COMPLETION



SITUATION

Located within this established parade, close to the junction with Murch Road and amongst such multiples as **Tesco Express**, serving this well populated residential area. Dinas Powys lies approx. 6 miles south of Cardiff City Centre, 3 miles west of Penarth and benefits from good road access via the A4055, which links to the A4232 providing access to the M4 (Junction 33).

PROPERTY

Forming part of a mid terrace property comprising a **Ground Floor Shop** with an **ATM** machine at the front, together with layby parking plus rear servicing for unloading and a rear customer car park.

VAT is payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'6"
Internal Width	18'4"
Shop Depth	31'3"
Built Depth	40'6"
WC	

TENURE

Leasehold for a term of 99 years from 25th December 1961 at a fixed ground rent of £28 p.a. (thus having approx. 46 years unexpired).

TENANCY

The property is let on a full repairing and insuring lease to **Martin McColl Ltd (having approx. 1,300 branches) (T/O for Y/E 25/11/12 £409.1m, Pre-Tax Profit £19.7m and Net Worth £115.9m)** for a term of 15 years from 25th October 2007 at a current rent of **£7,354 per annum** exclusive (**see Note**).

Note: In 2017 the rent rises to the higher of £8,320 p.a. or OMV

£7,354 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Coley & Tilley - Tel: 0121 643 5531
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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