



SITUATION

Located in this prime retail position in the town centre, close to the junction with the High Street and just a few hundred yards from Bargoed Railway Station. The property is adjacent to **Barclays Banks** and is amongst a variety of multiple and local retailers as **Burton, Dorothy Perkins, Spar, Greggs, Thomas Cook, Tenovus** and **Lloyds Bank**.

Bargoed, which has been undergoing a major redevelopment scheme which includes a new Morrison's supermarket, lies approx. 14 miles north-west of Newport and 16 miles north of Cardiff and benefits from good road links via the A469.

PROPERTY

A terraced building comprising a **Ground Floor Shop with Basement**. There is also **Ancillary Accommodation** on the first floor (currently with ladder access only).

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|--|
| Gross Frontage | 27'2" |
| Internal Width | 19'3" (with additional 6' wide corridor) |
| Shop Depth | 41'1" |
| Built Depth | 49'7" |
| Sales Area | Approx. 770 sq ft ¹ |
| Ancillary Area | Approx. 162 sq ft ¹ |
| 3 WCs | |

Basement Area Approx. 626 sq ft¹ (Not inspected)

First Floor Area Approx. 804 sq ft¹ (Not inspected)

¹ Areas supplied by Vendor.

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx. 1,600 branches)** for a term of 5 years from 29th September 2014 at a current rent of **£11,250 per annum** exclusive.



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JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
 Harrison Clark Rickerbys – Tel: 01242 246 482
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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