

LET TO CORAL UNTIL 2021



SITUATION

Located in a modern purpose-built retail parade on Crickhowell Road close to the junction with Willowbrook Drive near multiples such as **Lloyds Pharmacy, Martin's** and **Sue Ryder Care** and adjacent to a **Tesco Superstore**. St Mellons is a suburb of Cardiff which lies approximately 9 miles north-east of the City centre with easy access via the A48 to the M4 (Junction 29).

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop** (First Floor not included).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'8"
Internal Width	14'6"
Shop Depth	32'10"
Built Depth	39'2"
2 WCs	

VAT is payable in respect of this Lot (TOGC available)

TENURE

Leasehold for a term of 999 years from 20th September 2002 at a Peppercorn ground rent.

£12,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

TENANCY

The property is let on a full repairing and insuring lease to **Coral Estates Ltd (with Coral Racing Ltd acting as surety - T/O for Y/E 27/9/14 £668m, Pre-Tax Profit £56.7m and Shareholders' Funds £299.2m) (having approx. 1,600 branches)** for a term of 15 years from 31st August 2006 at a current rent of **£12,000 per annum** exclusive.

Rent Review August 2016



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