

IN SAME OWNERSHIP FOR OVER 25 YEARS



SITUATION

Located in this established neighbourhood shopping precinct anchored by a **Premier Convenience Store** with shared car parking at the front, close to the local Primary School and serving the surrounding residential area. Tonteg is located 4 miles east of Caerphilly and approx. 9 miles north-west of Cardiff, benefitting from good road links via the M4 (Junction 32) just 4 miles distant.

PROPERTY

An end of terrace building comprising a **Ground Floor Lock-up Shop**.

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	18'11"
Internal Width	15'10"
Shop Depth	44'6"
Built Depth	50'11"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£7,900 per annum

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

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms C. Jenkins t/a Vision Hairdressing** for a term of 20 years from 6th April 2001 (by way of a lease extension) at a current rent of **£7,900 per annum** exclusive.

Rent Review 2019

Note: The Lessee has been in occupation for over 10 years.



VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose - Email: liefmanrose@gmail.com

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