

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Queen Street, opposite the large modern Newport Central Police Headquarters building on the busy George Street (B4237) and only a short distance from Commercial Street, amongst such multiples as **Subway, Premier, Glöden Tanning, JD Wetherspoons** and **British Heart Foundation**.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop (Take-away)** with separate front access to a **Self-Contained Flat** on the first, second and third floors. In addition, the property includes a rear integral **Garage** and use of a rear service road.



View opposite property of Police Headquarters

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (Take-away)	Gross Frontage 16'3" Internal Width 11'8" widening to 15'3" Shop Depth 64'8" Built Depth incl. Garage 92'9" WC	<b>A &amp; A Capital Ltd</b> t/a <b>Pizza Hut</b> <b>Delivery</b> (Franchisee with 8 branches)	20 years from 21st September 2005	£16,500	FRI <b>Rent Review 2020</b> <b>Note 1: The lessees did not operate their 2015 Break Clause.</b> <b>Note 2: 6 month Rent Deposit held.</b>
First, Second and Third Floor Flat	Not inspected	<b>Individual(s)</b>	999 years from 19th October 2005	Peppercorn	FRI

VAT is applicable to this Lot

**FREEHOLD**

**TOTAL £16,500**

**£16,500 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

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

**VENDOR'S SOLICITORS**

Thomas Horton LLP – Tel: 01527 871641  
Ref: J. Singh – Email: jsb@thomashorton.co.uk

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