



SITUATION

Occupying a prime trading position, opposite **Boots** and amongst other such multiples as **Ladbrokes, Greggs, Tesco, Coral, Shoe Zone, William Hill, Co Operative Travel** and many more.

The property is located within 1 mile of Cardiff town centre and the Millennium Stadium, benefitting from good road links via the M4 (Junction 32) just 3½ miles to the north.

VAT is applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 128 Cowbridge Road East (Shop & Basement plus Ancillary Upper Part)	Ground Floor Shop Gross Frontage 38'2" Return Window Frontage 54'10" Internal Width 29'6" (max) Shop Depth 73'9" Built Depth 84'6" Area Approx. 2,148 sq ft WC Basement Area Approx. 1,125 sq ft First Floor Ancillary Area Approx. 1,706 sq ft Second Floor Ancillary Area Approx. 1,606 sq ft Total Area Approx. 6,585 sq ft	Superdrug Stores Plc (Having over 800 UK branches) (T/O for Y/E 26/12/15 £1.1bn, Pre-Tax Profit £56.8m and Shareholders' Funds £192.7m) t/a Savers	5 years from 29th September 2016	£39,000	FRI Note: The upper floors are currently not used by Savers and therefore there could be potential for conversion to residential, subject to possession and the necessary consents.
No. 1A Severn Road	2 Shops & 3 Flats Not Inspected	Busymost Ltd	999 years from 1st June 1947	£100	FRI
TOTAL				£39,100	

£39,100 per annum

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

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

128 Cowbridge Road East
 & 1A Severn Road, Cardiff,
 South Glamorgan CF11 9ND

LOT 31



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JOINT AUCTIONEERS
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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