



### Situation

Occupying a prominent position in the town's principal pedestrianised retail thoroughfare **which is currently undergoing a programme of improvement works**. The property is adjacent to **Costcutter/Post Office** and **Cashino** and amongst such other multiple retailers as **Ladbroke's, Lloyds Bank, Boots, Savers, Shoe Zone** and **Tenovous**. Tonypany lies on the A4119 approx. 6 miles north-west of Pontypridd with easy access to the M4 motorway (Junction 34).

### Property

A terraced building comprising a **Ground Floor Shop and Basement** with a **First Floor** above which has been sealed off.

### Accommodation

#### Ground Floor Shop

Gross Frontage	20'8"
Internal Width	17'8"
narrowing at rear to	9'11"
Shop & Built Depth	52'9"
WC	

#### Basement Storage

Area	Approx. 675 sq ft
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#### First Floor

Not inspected – currently sealed off

**VAT is NOT applicable to this Lot**

**Freehold**



### Tenancy

The entire property is let on a full repairing and insuring lease to **Greggs plc (having over 1,700 branches) (T/O for Y/E 30/12/17 £960m, Pre-Tax Profit £71.9m and Shareholders' Funds £304.5m)** for a term of 10 years from 19th July 2013 (**in occupation over 30 years**) at a current rent of **£8,000 per annum** exclusive.

**Rent Review 19th July 2018 (Landlord quoted £10,000 p.a.)**

**Note: The tenant did not operate the July 2018 Break Clause.**

**£8,000** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

**Vendor's Solicitors**  
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