



### SITUATION

Located on the main shopping thoroughfare in the town centre amongst a host of multiple and local traders including **Savers, Shoe Zone, Specsavers, Thomas Cook, Tui, Barclays Bank, Tenovous, Ladbrokes** and **Card Factory**.

The property is also adjacent to **'The Walk' Retail Park** that includes **Iceland, Argos, Poundstretcher** and a **Car Park**.

In addition, there is a **Street Market** directly outside the property and along **Bethcar Street** every **Friday**.

Ebbw Vale is a busy market town lying just off the A465 some 8 miles east of Merthyr Tydfil and 25 miles north of Cardiff.

### PROPERTY

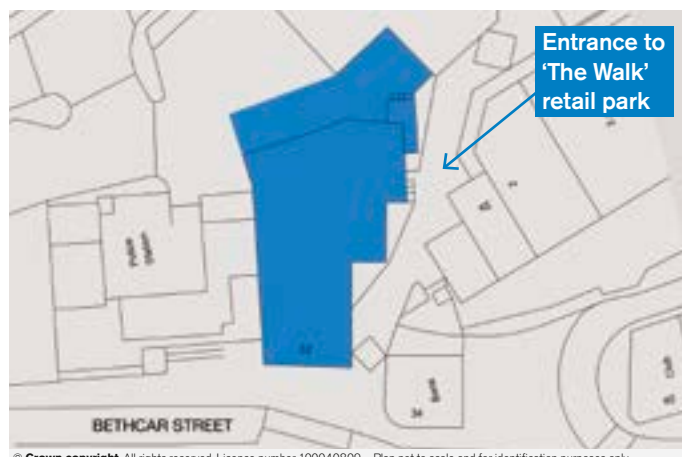
A substantial detached building comprising a **Large Ground Floor Retail Unit (ex-Woolworths)** with internal access to **Ancillary Accommodation** at first floor level. In addition, the property includes a **Boiler Room** in the basement and a **Rear Loading Area**.

### ACCOMMODATION

#### Ground Floor Retail Unit

Gross Frontage	46'2"	
Internal Width	43'0"	
widening at rear to	79'9"	
Shop Depth	101'3"	
Built Depth	124'4"	
Sales/Ancillary Area	Approx.	7,055 sq ft incl. WC
<b>First Floor Ancillary Area</b>	Approx.	6,550 sq ft plus WCs
<b>Basement Boiler Room Area</b>	Approx.	120 sq ft

**Total Area** **Approx. 13,725 sq ft**



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**VAT is applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Heron Foods Limited t/a B&M Express (see Tenant Profile)** for a term of 10 years from 6th July 2018 at a current rent of **£30,000 per annum** exclusive.

### Rent Review and Tenant's Break 2023

### TENANT PROFILE

Heron Foods Limited have 240 branches and for the Y/E 31/03/18 reported a T/O of £394m, Pre-Tax Profit of £8.1m and Shareholders' Funds of £41.9m. In August 2017, B&M European Value Retail S.A. ("B&M"), the UK's leading multi-price value retailer, acquired Heron Food Group Limited by its subsidiary, EV Retail Limited. The business currently employs circa 3,800 people. (Source: www.heronfoods.com).

**£30,000** per annum

The Surveyors dealing with this property are  
**John Barnett** 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 £850 (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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