



## SITUATION

In the heart of this popular town adjacent to **Bon Marche**, close to branches of **Lloyds Bank**, **New Look**, **Halifax**, **Card Factory** and **Superdrug** and diagonally opposite an entrance to **The Market Place Shopping Centre** which houses branches of **Boots**, **Hays Travel** and **Peacocks**. There is a public car park to the rear of the property. Blackwood lies on the A4048, some 10 miles north-west of Newport, 12 miles north of Cardiff and 9 miles north of the M4 (Junction 28).

## PROPERTY

Comprising a **Ground Floor Shop** with separate rear access to a **Basement Store** and separate front access to an **Ancillary Area** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Internal Width 15'11"  
Shop & Built Depth 45'8"  
Rear Store Area Approx. 105 sq ft

**Basement Area** Approx. 115 sq ft

**First Floor Ancillary Area** Approx. 325 sq ft plus WC

**VAT is applicable to this Lot**

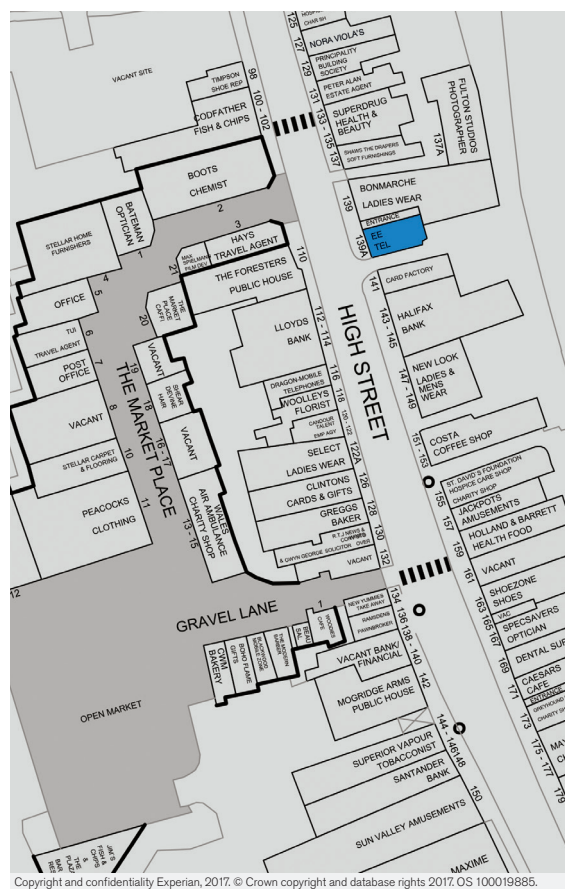
## TENURE

Leasehold for a term of 999 years from 25th December 2006 at a peppercorn ground rent.

## TENANCY

The entire property is let on a full repairing and insuring lease to **EE Limited** (having over 600 branches) (T/O for Y/E 31/03/2021 £6.97bn, Pre-Tax Profit £1.38bn and Shareholders' Funds £7.057bn) for a term of 5 years from 24th October 2019 at a current rent of **£15,750 per annum** exclusive.

**Note: The Tenant did not exercise their October 2022 Break Clause.**



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## Vendor's Solicitors

Axiom DWFM

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: j.ghelani@axiomdwm.com

# £15,750 per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **John Barnett**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'

