

## lot 22

51 Penarth Road, Cardiff  
South Glamorgan CF10 5DL

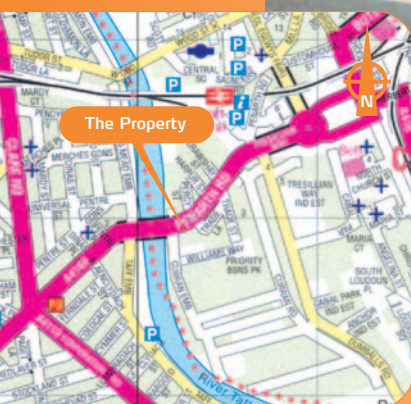
Rent  
**£56,200**  
per annum  
exclusive  
(Notice served  
at £60,000  
per annum  
exclusive)

## Freehold Tyre Depot Investment

- Let to Goodyear Dunlop Tyres UK Ltd, trading as Hi-Q, until 2020

- Outstanding rent review (Notice served at £60,000 per annum exclusive) (See notes (2) and (4) below)

- 9 car parking spaces



## Location

Estimated District Population: 270,000  
Miles: 15 miles south-west of Newport  
45 miles west of Bristol  
45 miles south-east of Swansea  
Roads: M4, A4160, A48, A470  
Rail: Cardiff Central Rail  
Air: Cardiff Airport

## Situation

The property is situated on Penarth Road (A4160), the main arterial route leading to and from the west of Cardiff city centre. The property is located within walking distance of the central rail and bus station. Neighbouring occupiers include BMW showrooms and garage and Arriva.

## Description

The property comprises a TYRE AND EXHAUST DEPOT benefiting from five roller shutter doors. A forecourt area to the front provides parking facilities for approximately 9 cars. The property has a site area of approximately 0.08 hectares (0.2 acres).

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Tyre Depot	394.65 sq m	(4,248 sq ft)	<b>GOODYEAR DUNLOP TYRES UK LTD</b> (t/a Hi-Q) (1)	25 years from 20/04/1995 until 2020 on a full repairing and insuring lease	£56,200 (2)	2010 and 5 yearly (4)
Mezzanine	Ancillary	95.32 sq m	(1,026 sq ft)				
<b>Totals</b>		<b>489.97 sq m</b>	<b>(5,274 sq ft) (3)</b>			<b>£56,200</b>	

(1) The Goodyear Tyre & Rubber Company started in 1898. Today, Goodyear is the world's largest tyre company, with a presence on six continents and annual sales of more than \$15 billion. In addition to Goodyear brand tyres, it produces several other well-respected brand names including Dunlop, Kelly, Fulda, Lee, Sava and Debica. (Source: Goodyear United Kingdom <http://eu.goodyear.com/uk>)

(2) As to the 2010 rent review, the seller has served a rent review notice stating a new rent of £60,000 per annum exclusive.

(3) The floor areas stated above were agreed between the parties at the last rent review.

(4) For rent review purposes the permitted user clause in the lease includes non-food retail warehouse within Class A1.

## For further details please contact:

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## Acuitus Finance

The Vendor's mortgagees may provide finance for purchase.  
Please contact Stuart Buchanan.

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## Solicitors:

## Hamblins LLP

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