

lot 40

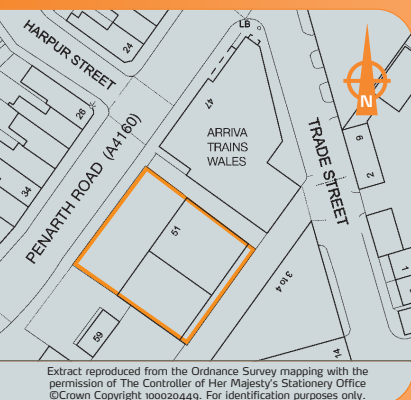
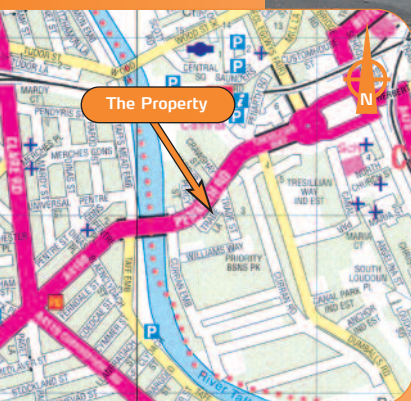
51 Penarth Road, Cardiff South Glamorgan CF10 5DL

Rent
£56,200
per annum
exclusive

Freehold Tyre Depot Investment

- Let to Goodyear Dunlop Tyres UK Ltd until 2020, trading as King David Tyres
- Rent Review 2015

- Nearby occupiers include Big Yellow, BMW, Arriva Trains Wales and Enterprise Rent-a-Car
- 6 Week Completion



Location

Miles: 1 mile west of Cardiff city centre
15 miles south-west of Newport
45 miles west of Bristol
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, Big Yellow, Arriva Trains Wales and Enterprise Rent-a-Car.

Description

The property comprises a TYRE AND EXHAUST DEPOT with five roller shutter doors. A forecourt area to the front provides parking facilities for approximately 8 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.	Review
Ground	Tyre Depot	394.65 sq m	GOODYEAR DUNLOP TYRES UK LTD (t/a King David Tyres) (1)	25 years from 20/04/1995 until 2020 on a full repairing and insuring lease	£56,200	20/04/2015 (3)
Mezzanine	Ancillary	95.32 sq m				
Totals		489.97 sq m (5,274 sq ft) (2)			£56,200	

- (1) The Goodyear Tire and Rubber Company is the ultimate holding company and is one of the world's largest tyre manufacturers with global sales of \$21,000,000,000 in 2012. (Source: www.goodyear.com 25/02/2014).
(2) The floor areas stated above were agreed at the 2005 rent review.
(3) 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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