

18-20 Wyesham Road Monmouth NP25 3JR

lot 25

Freehold Retail Investment

- Ground floor let to Martin McColl Limited until 2021 (no breaks)
- Adjacent to Kymin View Primary and Nursery School
- Located in affluent Market Town

Rent
£24,002
per annum
exclusive



Location

Miles: 25 miles north-east of Newport
32 miles north of Bristol
30 miles west of Gloucester
Roads: A40, M24, M50
Rail: Abergavenny Rail
Air: Cardiff International Airport

Situation

The property is situated in a predominantly residential area to the east of Monmouth town centre, adjacent to Kymin View Primary and Nursery School.

Description

The property comprises a ground floor retail unit operating as a convenience store with residential accommodation on first and second floors which have been sold off.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
18-20	Ground	Retail	211.35 sq m (2,275 sq ft)	MARTIN MCCOLL LIMITED (i)	15 years from 25/05/2006 until 24/05/2021 on a full repairing and insuring lease	£24,000	25/05/2016
18	First/Second	Residential	Not Measured	MARTIN MCCOLL LIMITED (i)	999 years from 25/05/2006	£1	(24/05/3005)
20	First/Second	Residential	Not Measured	MARTIN MCCOLL LIMITED (i)	999 years from 25/05/2006	£1	(24/05/3005)
Totals			211.35 sq m (2,275 sq ft)			£24,002	

(i) McColl's Retail Group is the leading neighbourhood retailer in the Independent managed sector running 1,280 convenience and newsagent stores across the UK, with 725 branded as McColl's convenience stores. (Source: martinmccoll.co.uk 24/04/2014)
For the year ending 25/11/2012, Martin McColl Ltd reported a turnover of £409,154,000, pre-tax profits of £19,671,000 and a total net worth of £115,863,000. (Source: www.riskdisk.com 24/04/2014)

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