

57 Holton Road Barry, Nr. Cardiff, Vale of Glamorgan CF63 4HF

lot 47

Freehold Retail Investment

- Entirely let to Tesco Stores Limited on a 15 year lease until July 2024
- Uncapped RPI linked review in July 2014 and 5 yearly
- Town centre location
- Nearby occupiers include Barclays Bank, Greggs, Wilkinson, William Hill and Costa Coffee

Rent
£60,000
p.a.x.
rising to
approximately
£71,893 p.a.x.
in July 2014



Location

Miles: 7 miles south-west of Cardiff
54 miles west of Bristol
Roads: A48, M4
Rail: Barry Dock and Barry Railway Stations
Air: Cardiff Airport (3.5 miles)

Situation

Barry is a seaside resort situated on the northern coast of the Bristol Channel, less than 7 miles from Cardiff city. The property is situated within the town centre in a prominent corner position on the northern side of Holton Road, Barry's main retailing thoroughfare, at its junction with Evans Street.

Nearby occupiers include Barclays Bank, Greggs, Wilkinson and William Hill with 88-90 Holton Road recently let to Costa Coffee.

Description

The property comprises a ground floor retail unit benefitting from loading to the rear via a roller shutter door.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	418.05 sq m (4,500 sq ft)	TESCO STORES LIMITED (1)	15 years from 27/07/2009 until 26/07/2024 on a full repairing and insuring lease	£60,000	27/07/2014 and 27/07/2019 (2)
Totals		418.05 sq m (4,500 sq ft)			£60,000 rising to approx. £71,893 p.a.x. in July 2014	

(1) For the year ending 23rd February 2014, Tesco Stores Limited reported a turnover of £42,662,000,000, pre-tax profits of £921,000,000 and a total net worth of £3,113,000,000. (Source: www.riskdisk.com 03/06/2014)

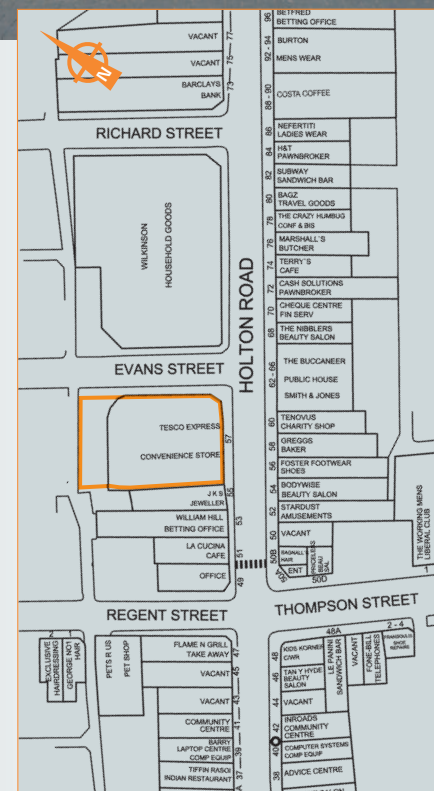
(2) The rent review is RPI linked. RPI rose from 213.4 in July 2009 to 255.7 in April 2014 equating to a 19.4% increase. An equivalent increase in the current rent would therefore equate to £71,893 p.a.x. although the exact outcome of which will not be known until the rent review date.

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