

3 Conrad House, Station Road Chepstow, Monmouthshire NP16 5EP

lot 73

Freehold Retail Investment

- Two Retail Units let to William Hill Plc and XL Telecom Ltd
- Nearby occupiers include Barclays Bank, HSBC, Costa Coffee, Greggs and Superdrug
- Central location within historic town

Rent
£35,000
per annum
exclusive



Location

Miles: 25 miles north of Bristol
32 miles east of Cardiff
Roads: A466, A48, M48, M4
Rail: Chepstow Railway Station
Air: Bristol International Airport

Situation

Chepstow is a historic town in Monmouthshire, some 25 miles north of Bristol. The property is situated in the town centre on the eastern side of Station Road, close to its junction with the High Street and St Mary Street. Nearby occupiers include Barclays Bank, HSBC, Costa Coffee, Greggs and Superdrug. The property benefits from pedestrian access to the rear.

Description

The property comprises two ground floor retail units with one of the units benefitting from retail/office accommodation over the entire first floor of the property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

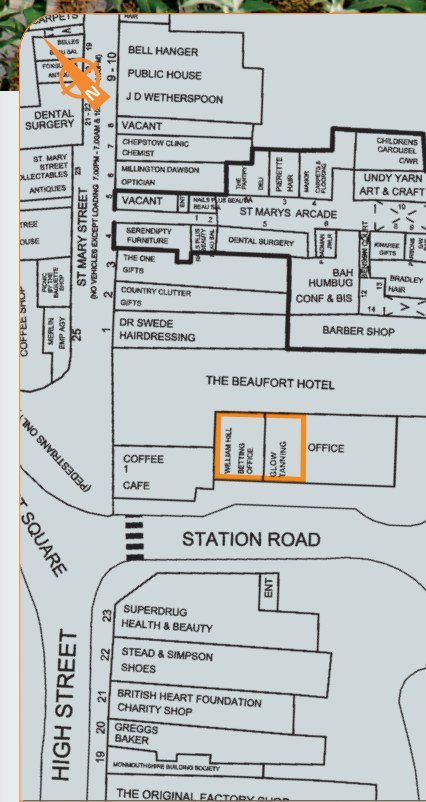
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	96.06 sq m (1,003 sq ft)	WILLIAM HILL (WESTERN) LIMITED (1)	20 years from 05/11/1997	£15,000	04/11/2017
Ground First	Retail Retail/Office	76.20 sq m (820 sq ft) 158.19 sq m (1,703 sq ft)	XL TELECOM LTD (2) (t/a Glow)	8 years from 17/04/2014 until 16/04/2022 (3)	£20,000	17/02/2016 and 17/02/2019
Totals		330.45 sq m (3,526 sq ft)			£35,000	

(1) William Hill is the UK's leading bookmaker and one of the most recognised and trusted brands in the gambling industry, providing gaming and betting services across multiple channels; online, on the high street, on the phone and on the move. They have been listed on the London Stock Exchange (WHM.L) since 2002 and employ over 15,000 with 2,370 licensed betting shops across the UK. (Source: www.williamhillplc.com 16/09/2014)
 (2) XL Telecom Ltd is a market leader in high quality, cost saving telecoms solutions, providing services and solutions to corporate customers, public sector, SME's and growing businesses. (Source: http://www.xltelecom.co.uk 15/09/2014)
 (3) The lease to XL Telecom Ltd provides an option to determine at the second and fifth anniversary of the term.

For further details please contact:
Gwen Thomas
 Tel: +44 (0)20 7034 4857.
 Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
 Tel: +44 (0)20 7034 4861.
 Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
RDP Lawyers
 Wentwood House, Langstone Business Village,
 Priory Drive, Newport NP18 2HJ.
 Tel: +44 (0)1633 415 273.
 Email: samantha.strong@rdplaw.co.uk
 Ref: Samantha Strong.



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