

lot 18

Rent
£125,000
per annum
exclusive

Poundworld, Market Square Merthyr Tydfil, Mid Glamorgan CF47 8BY

Prime Freehold Retail Investment

- Let to Poundworld Retail Limited on a new 10 year lease until 2024 (no breaks)
- Prominent town centre position in the pedestrianised Market Square

- Nearby occupiers include HSBC Bank, Halifax Bank, Specsavers Optician and Greggs
- Located opposite St Tydfils Shopping Centre and Beacons Place Shopping Centre



On behalf of
a Major Bank



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**Location**

Miles: 24 miles north of Cardiff
38 miles east of Swansea
63 miles north-west of Bristol
Roads: A4054, A4102, A465, A470
Rail: Merthyr Tydfil Railway Station
Air: Cardiff Airport

Situation

The property, an island site with four frontages, is situated in an extremely prominent position within the prime pedestrianised section of High Street/Market Square. The property is situated opposite an entrance to St Tydfil Shopping Centre on one side and opposite Beacons Place Shopping Centre on the other which leads to the Tesco Extra supermarket and the rail station providing considerable additional footfall. Other nearby occupiers include HSBC Bank, Halifax Bank, Specsavers Optician and Greggs Bakers.

Description

The property comprises a retail unit over ground and first floors with ancillary accommodation on the remainder of the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. The letting to Poundworld Retail Limited concluded after competition from another major discount retailer.

More than 2,000 shoppers attended Poundworld's opening day on October 30th, making it one of the most popular openings to date.
(Source: Poundworld Website)

Six Week Completion**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	510.43 sq m	(5,497 sq ft)	POUNDWORLD RETAIL LIMITED (1)	10 years from 06/10/2014 on a full repairing and insuring lease	£125,000	06/10/2019 (05/10/2024)
First	Retail/Ancillary	561.51 sq m	(6,044 sq ft)				
Totals		1,071.94 sq m	(11,541 sq ft)			£125,000	

(1) For the year ending 31st March 2014, Poundworld Retail Limited reported a turnover of £345,259,000, pre-tax profits of £5,002,000 and a total net worth of £11,498,000 (Source: www.riskdisk.com 03/11/2014).

Poundworld now trade from over 180 stores nationwide, employing over 5,100 employees (Source: Poundworld Website).

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