lot 18

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

Rent £125,000 per annum exclusive

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

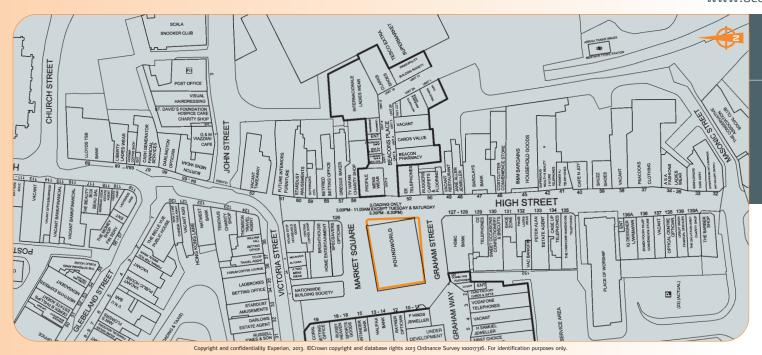


On behalf of a Major Bank



lot 18

£125,000 per annum exclusive





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.

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

Freehold.

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 First	Retail Retail/Ancillary	510.43 sq m 561.51 sq m	(5,497 sq ft) (6,044 sq ft)	POUNDWORLD RETAIL LIMITED (10 years from o6/10/2014 on 1) a full repairing and insuring lease	£125,000	06/10/2019 (05/10/2024)
Totals		1,071.94 sq m	(11,541 sq ft)			£125,000	

(i) 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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