

lot 49

# 1-5 Crane Street Pontypool NP4 6LY

Rent  
**£288,000**  
per annum  
exclusive

Modern Freehold Retail Parade  
Investment

- Let to Peacocks, Wilko, Farmfoods and Argos
- Five modern retail units totalling approximately 4,308.91 sq m (46,381 sq ft)
- Prominent town centre location
- Nearby occupiers include Boots the Chemist, New Look, Poundstretcher, Iceland and HSBC





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**Location**

Miles: 9 miles north of Newport  
20 miles north-east of Cardiff  
Roads: A4042, A40, A449, M4 (Junction 25A & 26)  
Rail: Pontypool & New Inn Railway Station  
Air: Cardiff Airport

**Situation**

Pontypool is well located off the A4042 dual carriageway, which provides access to Junction 25A of the M4 to the south. In turn, the M4 provides access to Cardiff to the west and Bristol and London to the east. The property is prominently situated on the west side of Crane Street close to its junction with pedestrianised George Street. Nearby occupiers include Boots the Chemist, New Look, Poundstretcher, Iceland and HSBC.

**Description**

The property comprises a parade of five modern retail units arranged over ground and first floors. Unit 5 is detached and is separated by an arched entrance to a large service yard to the rear which serves all five units and provides staff car parking. All of the units benefit from lift access to the first floor and rear loading doors to the service yard.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

| Unit               | Floor           | Use                 | Floor Areas (Approx)         | Tenant                             | Term                        | Rent p.a.x.                     | Review/(Reversion)         |
|--------------------|-----------------|---------------------|------------------------------|------------------------------------|-----------------------------|---------------------------------|----------------------------|
| 1                  | Ground<br>First | Retail<br>Ancillary | 528.67 sq m<br>230.86 sq m   | <b>PEACOCKS STORES LIMITED (1)</b> | 15 years from<br>29/09/2004 | £52,000                         | 29/09/2014<br>(28/09/2019) |
| 2 & 3              | Ground<br>First | Retail<br>Ancillary | 1,431.98 sq m<br>179.41 sq m | <b>WILKO RETAIL LIMITED (2)</b>    | 15 years from<br>08/10/2004 | £115,000                        | 08/10/2014<br>(07/10/2019) |
| 4                  | Ground<br>First | Retail<br>Ancillary | 413.69 sq m<br>413.69 sq m   | <b>FARMFOODS LIMITED (3)</b>       | 15 years from<br>29/09/2004 | £46,000                         | 29/09/2014<br>(28/09/2019) |
| 5                  | Ground<br>First | Retail<br>Ancillary | 554.46 sq m<br>556.15 sq m   | <b>ARGOS LIMITED (4)</b>           | 15 years from<br>31/08/2004 | £70,000                         | 31/08/2014<br>(30/08/2019) |
| Wayleave Agreement |                 |                     |                              |                                    |                             | <b>ICELAND FROZEN FOODS PLC</b> | £5,000<br>(07/10/2019)     |
| <b>Totals</b>      |                 |                     | <b>4,308.91 sq m</b>         | <b>(46,381 sq ft)</b>              |                             | <b>£288,000</b>                 |                            |

- (1) For the year ending 01/03/2014, Peacocks Stores Limited reported a turnover of £324,874,000, pre-tax profits of £58,471,000 and a total net worth of £90,545,000. (Source: Experian Group 25/09/2015)
- (2) For the year ending 31/01/2015, Wilko Retail Limited reported a turnover of £1,444,563,000, pre-tax profits of £5,496,000 and a total net worth of £160,898,000. (Source: Experian Group 25/09/2015)
- (3) For the year ending 03/01/2015, Farmfoods Limited reported a turnover of £811,765,000, pre-tax profits of £20,810,000 and a total net worth of £80,748,000. (Source: Experian Group 25/09/2015)
- (4) For the year ending 28/02/2015, Argos Limited reported a turnover of £3,919,176,000, pre-tax profits of £97,146,000 and a total net worth of £1,202,554,000. (Source: Experian Group 25/09/2015)

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