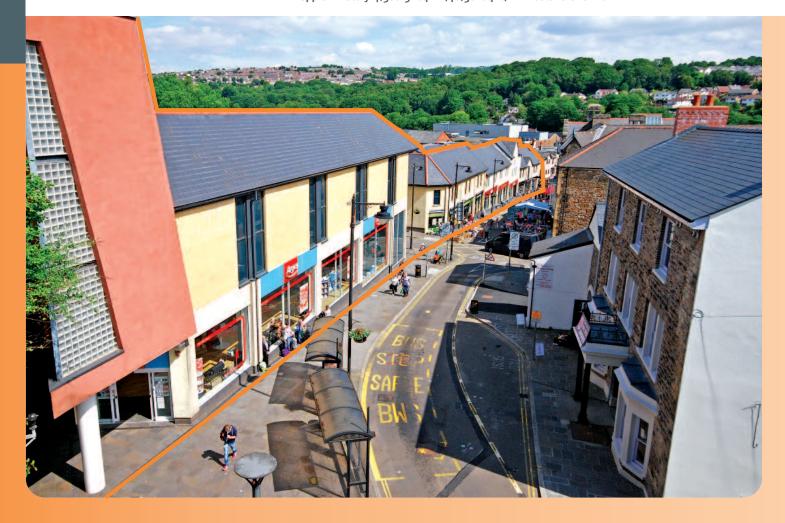
lot 49

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, Poundstetcher, Iceland and HSBC









lot 49

Rent E288,000 per annum exclusive



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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

Cardiff Airport

Air:

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.

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.

Freehold.

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 First	Retail Ancillary	528.67 sq m 230.86 sq m	(5,691 sq ft (2,485 sq ft	t) PEACOCKS STORES LIMITED t) (1)	15 years from 29/09/2004	£52,000	29/09/2014 (28/09/2019)
2 & 3	Ground First	Retail Ancillary	1,431.98 sq m 179.41 sq m	(15,414 sq ft (1,931 sq ft	t) WILKO RETAIL LIMITED (2)	15 years from 08/10/2004	£115,000	08/10/2014 (07/10/2019)
4	Ground First	Retail Ancillary	413.69 sq m 413.69 sq m	(4,453 sq ft (4,453 sq ft	t) FARMFOODS LIMITED (3)	15 years from 29/09/2004	£46,000	29/09/2014 (28/09/2019)
5	Ground First	Retail Ancillary	554.46 sq m 556.15 sq m	(5,968 sq ft (5,986 sq ft	t) ARGOS LIMITED (4) t)	15 years from 31/08/2004	£70,000	31/08/2014 (30/08/2019)
Wayleave Agreement				ICELAND FROZEN FOODS PLC			£5,000	(07/10/2019)
Totals			4,308.91 sq m	(46,381 sq ft	t)		£288,000	

- (1) For the year ending oi/o3/2014, 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)
- For the year ending 29/03/2015, 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 25/03/2015)

 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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