

Tesco Express, Unit 5, Neath View Retail Centre Neath, Port Talbot SA10 7RW

lot 18

Freehold Convenience Store Investment

- Let to Tesco Stores Ltd on a 15 year lease until 2024 (no breaks)
- RPI linked review in 2019
- Forms part of Neath View Retail Centre in densely populated residential suburb
- On-site parking for approximately 46 cars

Rent
£62,815
per annum
exclusive



Location

Miles: 1.4 miles north-west of Neath town centre
7 miles north-east of Swansea
36 miles north-west of Cardiff
Roads: A465, A4230, M4 (Junction 43)
Rail: Neath Rail
Air: Cardiff Airport

Situation

The property is located within a densely populated and predominantly residential suburb, some 1.5 miles north-west of the popular market town of Neath. The property forms part of the prominent roadside Neath View Retail Centre comprising five units, with the other units occupied by businesses such as Pipers Fish Bar, Mint Masala, Rokoko Hair and Beauty and Barnardo's.

Description

The property comprises a ground floor retail and ancillary unit, currently used as a convenience store. The property benefits from car parking for some 46 cars, a dedicated service yard and a total approximate site area of 0.699 acres (0.283 hectares). The property forms part of a larger retail scheme, adjoining a parade of four units. These units are held in a separate title but benefit from rights of access and car parking rights over the site being offered for sale.

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
Ground	Convenience Store	384.51 sq m (4,138 sq ft)	TESCO STORES LIMITED (1)	15 years from 23/10/2009 until 22/10/2024 on a full repairing and insuring lease	£62,815	23/10/2019 (2)
Totals		384.51 sq m (4,138 sq ft)			£62,815	

(1) Tesco Stores Ltd is one of the largest supermarket chains in the UK, with over 3,500 stores and over 310,000 employees. (Source: Tesco.com 03/11/2015)

(2) The rent review is linked to the Retail Price Index.

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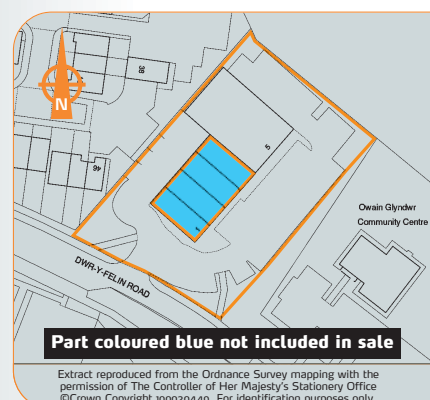
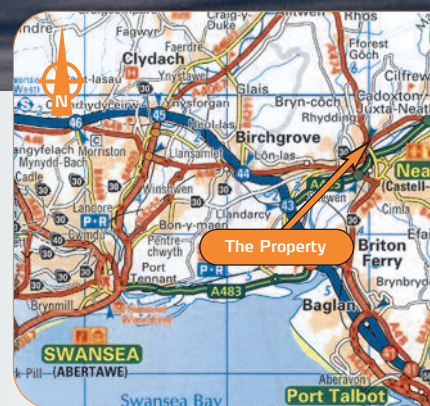
Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
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Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



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Part coloured blue not included in sale

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