

6 Adare Street Bridgend, Mid Glamorgan CF31 1EJ

lot 62

Freehold Retail Investment

- Let to Thomas Cook Retail Limited
- Prime pedestrianised town centre location
- Some 35 metres from the Rhiw Shopping Centre
- Nearby occupiers include Boots the Chemist, New Look, Holland & Barrett and Superdrug

Rent
£45,000
per annum
exclusive



On Behalf of Joint
LPA Receivers



Location

Miles: 20 miles west of Cardiff
22 miles south-east of Swansea
Roads: M4 (Junction 36), A48, A473
Rail: Bridgend Railway Station
Air: Cardiff Airport

Situation

The property is situated on the eastern side of pedestrianised Adare Street, the prime pedestrianised retail thoroughfare in Bridgend town centre. The Rhiw Shopping Centre is some 35 metres away and nearby occupiers include Boots the Chemist, New Look, Holland & Barrett and Superdrug.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first and second floors. The property benefits from rear access off Elder Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

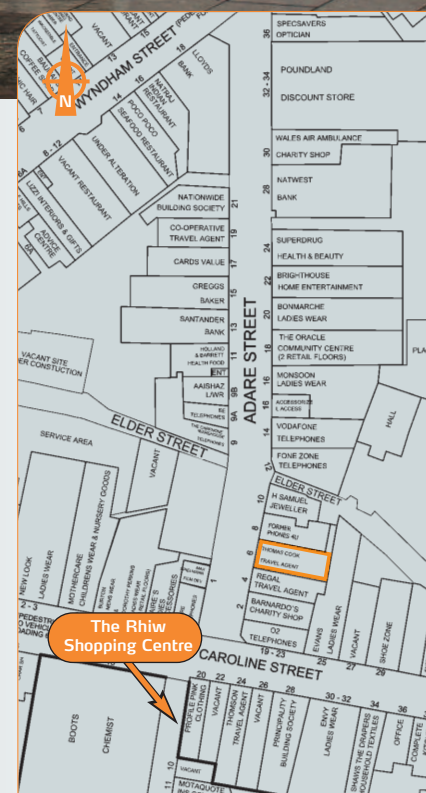
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	87.75 sq m (945 sq ft)	THOMAS COOK RETAIL LIMITED (1)	15 years from 25/03/2004 on a full repairing and insuring lease	£45,000	24/03/2019
First	Ancillary	92.90 sq m (1,000 sq ft)				
Second	Ancillary	Not Measured				
Totals		180.65 sq m (1,945 sq ft)			£45,000	

(1) Thomas Cook is one of the world's leading leisure travel groups, with sales of over £9 billion and more than 20 million customers, operating from 17 countries. (Source: www.thomascook.com)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Alec Linfield
Tel: +44 (0)20 7034 4860.
Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Seller's Solicitors:
Matthew Arnold and Baldwin LLP
21 Station Road, Watford WD17 1HT.
Tel: +44 (0)20 7842 3311.
Email: matthew.hind@mablaw.com
Ref: Matthew Hind.



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