

20 Great Darkgate Street Aberystwyth, Ceredigion SY23 1DE

lot 71

Freehold Retail Investment

- Entirely let to C & J Clark International Limited t/a Clarks
- Tenant in occupation since at least 1982
- Situated on Aberystwyth's prime retail thoroughfare
- Nearby occupiers include New Look, Superdrug, Holland & Barrett, White Stuff, HSBC, Waterstones and Vision Express
- VAT free investment

Rent
£45,000
per annum
exclusive



On behalf of Receivers **CBRE**

Location

Miles: 39 miles west of Newtown
64 miles north of Swansea
109 miles west of Birmingham

Roads: A487, A44
Rail: Aberystwyth Rail
Air: Cardiff Airport

Situation

The property is situated in the heart of the town centre on the south side of Great Darkgate Street, the town's prime retail pitch. Nearby occupiers include New Look, Superdrug, Holland & Barrett, White Stuff, HSBC, Waterstones and Vision Express.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors. The property also benefits from a basement and attic accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge 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 Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	124.03 sq m (1,335 sq ft)	C. & J. CLARK INTERNATIONAL LIMITED (1)	10 years from 22/03/2007 on a full repairing and insuring lease	£45,000	22/03/2012 (21/03/2017)
First	Ancillary	47.90 sq m (516 sq ft)				
Second	Ancillary	41.50 sq m (447 sq ft)				
Totals		213.43 sq m (2,298 sq ft)			£45,000	

(1) For the year ending 31st January 2015, C & J Clark International Limited reported a turnover of £893,000,000, pre-tax profits of £110,600,000 and a total net worth of £261,700,000 (Source: Experian Group 19/04/2016).

For further details please contact:

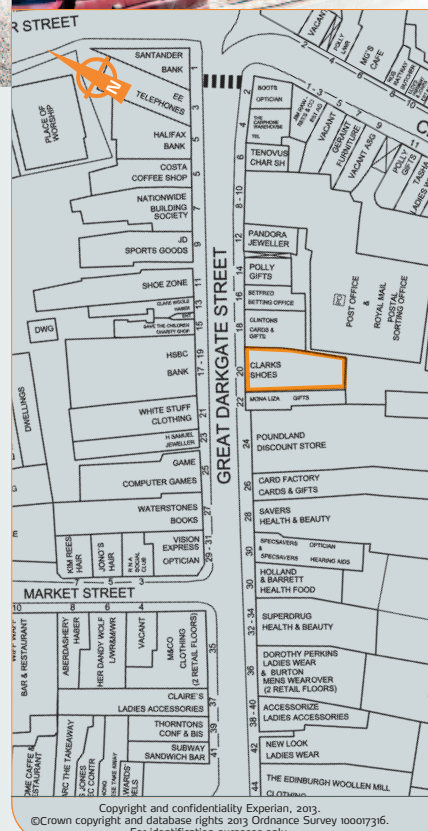
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Buyer's Legal Report Service

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