

## lot 72

Rent  
£174,685 per  
annum  
exclusive

### Nolton House, Nolton Street Bridgend, Mid Glamorgan CF31 1BX

#### Freehold Retail Investment

- Substantial and prominent building entirely let to Wilko Retail Limited
- Excellent trading location between the Bridgend Shopping Centre and Rhiw Shopping Centre
- Adjacent to one of the town's largest car parks
- Future development potential (subject to consents)



On the  
Instructions  
of Receivers







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#### 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 within the town centre, on the eastern side of Noltan Street at a busy interchange between Rhiw Shopping Centre and Bridgend Shopping Centre, which is located opposite. The property further benefits from having one of the town's largest car parks immediately to the rear, providing easy access to the property and to the shopping centres.

#### Description

The property comprises retail accommodation over ground and first floors, with storage and ancillary space on the second floor. The property benefits from access off Noltan Street, adjacent to Boots and additionally off Brackla Street, opposite the main entrance to the Bridgend Shopping Centre.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot. Please refer to the Special Conditions.

#### Six Week Completion

#### Note

This property is being marketed for sale on behalf of the mortgagee of the property 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 appointed by the mortgagee to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers and the mortgagee are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	1,255.20 sq m	(13,511 sq ft)	<b>WILKO RETAIL LIMITED</b>	20 years from 26/07/1999	£174,685	25/07/2019
First	Retail/Ancillary	1,218.50 sq m	(13,115 sq ft)				
Second	Ancillary	526.80 sq m	(5,670 sq ft)				
<b>Total</b>		<b>3,000.50 sq m</b>	<b>(32,296 sq ft)</b>			<b>£174,685</b>	

#### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Buyer's Legal Report Service:

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

**Trowers & Hamlin LLP**  
The Senate, Southernhay Gardens,  
Exeter, EX1 1UG.  
Tel: +44 (0)1392 612301.  
Email: bneary@trowers.com  
Ref: Ben Neary.