

## lot 80

Rent  
£117,000 per  
annum  
exclusive

### 152-158 High Street Blackwood NP12 1AH

Freehold Town Centre Freehold  
Investment

- 33,133 sq ft entirely let to Wilko Retail Limited
- Prominent High Street location adjacent to the town's bus station
- Short distance from The Market Place Shopping Centre
- Nearby occupiers include Santander Bank, Shoe Zone, Peacocks Clothing and Sports Direct



On the  
Instructions  
of Receivers





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**Location**

Miles: 12 miles north-west of Newport  
15 miles north of Cardiff  
41 miles east of Swansea

Roads: B4251, A469, A470

Rail: Pengam Rail (Direct to Cardiff Queen Street in 30 minutes)

Air: Cardiff International Airport

**Situation**

Blackwood is a popular commuter town just 12 miles north-west of Newport and 15 miles north of Cardiff. The property is situated in the heart of the town centre, occupying a prominent pitch onto the High Street just a short distance from The Market Place Shopping Centre, which houses retailers such as Peacocks Clothing, Iceland, Brighthouse and Boots. Other nearby occupiers include Santander, Maxime Cinema and Shoe Zone. The property benefits from excellent transport links, with the town centre bus stop located to the rear of the property and car parks located on either side of the High Street.

**Description**

The property comprises ground floor retail accommodation with ancillary accommodation on second and third floors. The first floor has been sublet providing open plan retail accommodation for a number of small retailers along with a café. This part can be accessed via a separate staircase both from the High Street and from the bus station car park. The property benefits from loading doors to the rear of the property which provide lift access to all floors.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot. Please refer to 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	1,168.34 sq m	(12,576 sq ft)	<b>WILKO RETAIL LIMITED (1)</b>	20 years from 07/04/2000 on a full insuring and repairing lease	£117,000	06/04/2020
First	Retail (2)	1,153.57 sq m	(12,417 sq ft)				
Second	Ancillary	705.04 sq m	(7,589 sq ft)				
Third	Ancillary	51.18 sq m	(551 sq ft)				
<b>Total</b>		<b>3,078.15 sq m</b>	<b>(33,133 sq ft)</b>			<b>£117,000</b>	

(1) For the year ending 31st January 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 18/04/2016)

(2) The first floor has been sublet and is trading as Emily's Indoor Shops.

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**DENTONS**

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