

lot 78

43-45 High Street
Merthyr Tydfil, Mid Glamorgan CF47 8DE

Rent
£28,400 per
annum
exclusive

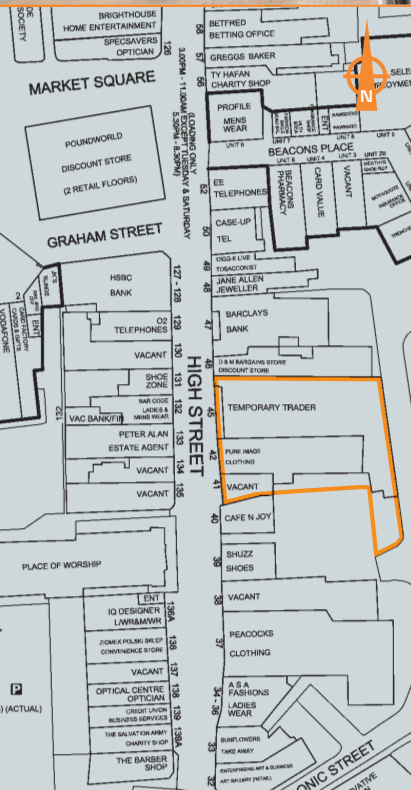
Freehold Retail Investment

- Prominent town centre location on pedestrianised High Street
- Asset management opportunities

- Nearby occupiers include Poundworld, EE, Specsavers, Tesco, HSBC and Barclays Bank
- VAT free investment



On behalf of
Receivers **CBRE**



Location

Miles: 24 miles north of Cardiff
38 miles east of Swansea
63 miles north-west of Bristol
Roads: A4054, A4102, A465, A470
Rail: Merthyr Tydfil Railway Station
Air: Cardiff Airport

Situation

The property is prominently situated on the east side of the prime pedestrianised High Street, close to St Tydfil Shopping Centre and Beacons Place Shopping Centre. Nearby occupiers include Peacocks, Barclays Bank, Poundworld and O2.

Description

The property comprises three retail units with ancillary accommodation on the upper floors.

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

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
43	Ground	Retail/Ancillary	47.05 sq m	(506 sq ft)	VACANT			
	First	Ancillary	45.87 sq m	(494 sq ft)				
44	Ground	Retail/Ancillary	231.60 sq m	(2,493 sq ft)	PURE IMAGE FASHIONS LIMITED	3 years from 08/04/2014	£20,000	07/04/2017
	First	Ancillary	105.53 sq m	(1,136 sq ft)				
45	Ground	Retail/Ancillary	541.99 sq m	(5,834 sq ft)	CARLEON WHOLESALE LIMITED (1)	Licence - 1 year from 14/12/2015 (2)	£8,400	13/12/2016
	Basement	No access	Not measured					
	First	Ancillary	540.97 sq m	(5,823 sq ft)				
	Second	Ancillary	172.61 sq m	(1,858 sq ft)				
Totals			1,685.62 sq m	(18,144 sq ft)			£28,400	

- (1) The tenant is currently assigning the licence to NT Wholesale Limited.
- (2) The Licensor and the Licensee may terminate this licence at any time after 14th February 2016 on no less than 4 weeks' prior written notice.

For further details please contact:
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

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