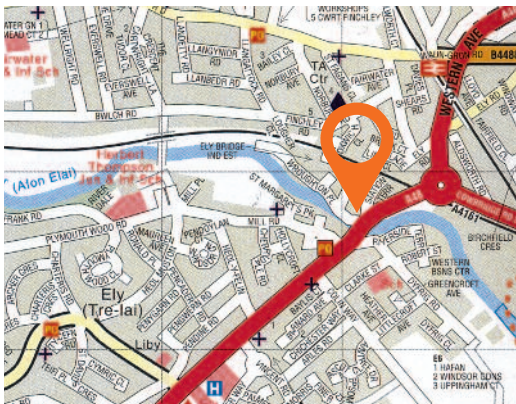


Land and Buildings on the north side of Wroughton Place  
**Cowbridge Road West (A48), Cardiff CF5 4AB**  
Freehold Industrial Investment

Lot 21

£59,000 per annum  
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Workshop/Ancillary Land (3)	1,201.67 sq m (12,935 sq ft)	NATIONWIDE CRASH REPAIR CENTRE LIMITED GUARANTEED BY NATIONWIDE ACCIDENT REPAIR SERVICES LIMITED (1)	25 years from 26/08/1994 on a full repairing lease (2)	£59,000	25/08/2019
Total		1,201.67 sq m (12,935 sq ft)			£59,000	

(1) Established in 1993 Nationwide Repairs is the leading and largest comprehensive automotive repairer in the UK with 125 state-of-the-art equipped Repair Centres, a UK wide Mobile Repair network, a UK wide mobile glass repair and replacement network, three Fast Fit Plus centres and an accident management and claims handling service, Nationwide boasts the broadest range of repair solutions and services in the industry today. (Source: [www.nationwiderepairs.co.uk](http://www.nationwiderepairs.co.uk))

(2) The lease is subject to a schedule of condition.

(3) Please note a small piece of land fronting Wroughton Place and Station Terrace is let on a co-terminus lease.

Key Details

- Let to Nationwide Crash Repair Centre Limited with guarantee
- Totalling approximately 12,935 sq ft and 0.22 hectares (0.54 acres)
- Includes a separate site currently used for car parking
- Future redevelopment potential subject to lease and the usual consents
- Excellent communication links via the A48 leading to the M4

On Behalf of Joint LPA Receivers

Location

Miles: 2 miles west of Cardiff City Centre  
15 miles south-west of Newport  
45 miles west of Bristol

Roads: A48, A4232, A470, M4 (Junction 32 & 33)

Rail: Wauan-gro Park Railway Station  
Cardiff Central Railway Station

Air: Cardiff Airport

Situation

The property is situated in an established industrial and trade counter location, 2 miles west of Cardiff City Centre in a prominent corner position at the junction of Wroughton Place and the A48, a busy arterial route around the City Centre leading to the M4. The property is located close to the Tirion Homes 53 acre residential development known as The Mill, located on the east side of the A48 and will provide 800 new homes ([www.tirionhomes.co.uk](http://www.tirionhomes.co.uk)).

Description

The property comprises a number of industrial warehouses used as workshops with additional ancillary accommodation totalling approximately 12,935 sq ft. The property benefits from roller shutter doors, two adjacent yards used for car parking and an approximate total site area of 0.22 hectares (0.54 acres).

Tenure

Freehold.

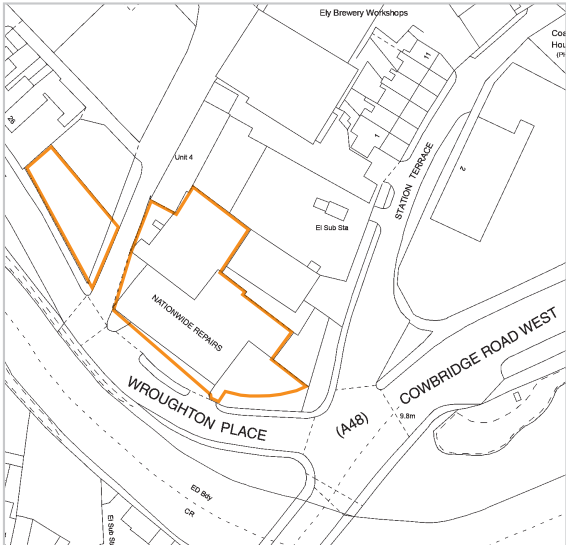
VAT

VAT is not applicable to this lot.

Six Week Completion

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.



**Acuitus**  
Jo Seth-Smith  
+44 (0)20 7034 4854  
[jo.seth-smith@acuitus.co.uk](mailto:jo.seth-smith@acuitus.co.uk)

**Acuitus**  
Will Moore  
+44 (0)20 7034 4858  
[will.moore@acuitus.co.uk](mailto:will.moore@acuitus.co.uk)

**Buyer's Legal Report Service: Dentons**  
Greg Rigby  
+44 (0)20 7329 3968  
[greg.rigby@dentons.com](mailto:greg.rigby@dentons.com)

**Seller's Solicitors: Blake Morgan LLP**  
Gareth Howlett  
+44 (0)29 2068 6007  
[gareth.howlett@blakemorgan.co.uk](mailto:gareth.howlett@blakemorgan.co.uk)