

# Lot 35

£80,000 per annum  
exclusive (2)

## NCP Car Park, Chapel Street, Pontypridd, Mid Glamorgan CF37 2DP Freehold Car Park Investment





# Tenancy and accommodation

**Lot 35**

£80,000 per annum exclusive (2)

### Key Details

- Let to National Car Parks Limited on a new 35 year lease until 2052 (no breaks)
- 5 yearly RPI Rent Reviews (3)
- Comprises approximately 0.77 hectares (1.9 acres)
- Future Development Potential (subject to lease and consents)
- Town centre location within walking distance of Pontypridd Railway Station and Pontypridd's main shopping facilities

### Location

Miles: 6 miles east of Caerphilly  
11 miles north-west of Cardiff  
Roads: A470, A4058  
Rail: Pontypridd Railway Station  
Air: Cardiff International Airport

### Situation

The property is located on the western side of Chapel Street, very close to Taff Street, Pontypridd's prime retail thoroughfare. Taff Street houses occupiers including New Look, Boots the Chemist, Costa Coffee, Topshop and River Island. The property also benefits from being within close proximity to the proposed Taff Vale Development which will provide the town with 12,600 sq m of new floor space comprising leisure and office accommodation (Source: www.rctcbc.gov.uk 23/02/2017).

### Description

The property comprises a surface level car park for approximately 219 cars benefiting from a site area of approximately 0.77 hectares (1.9 acres).

### Tenure

Freehold.

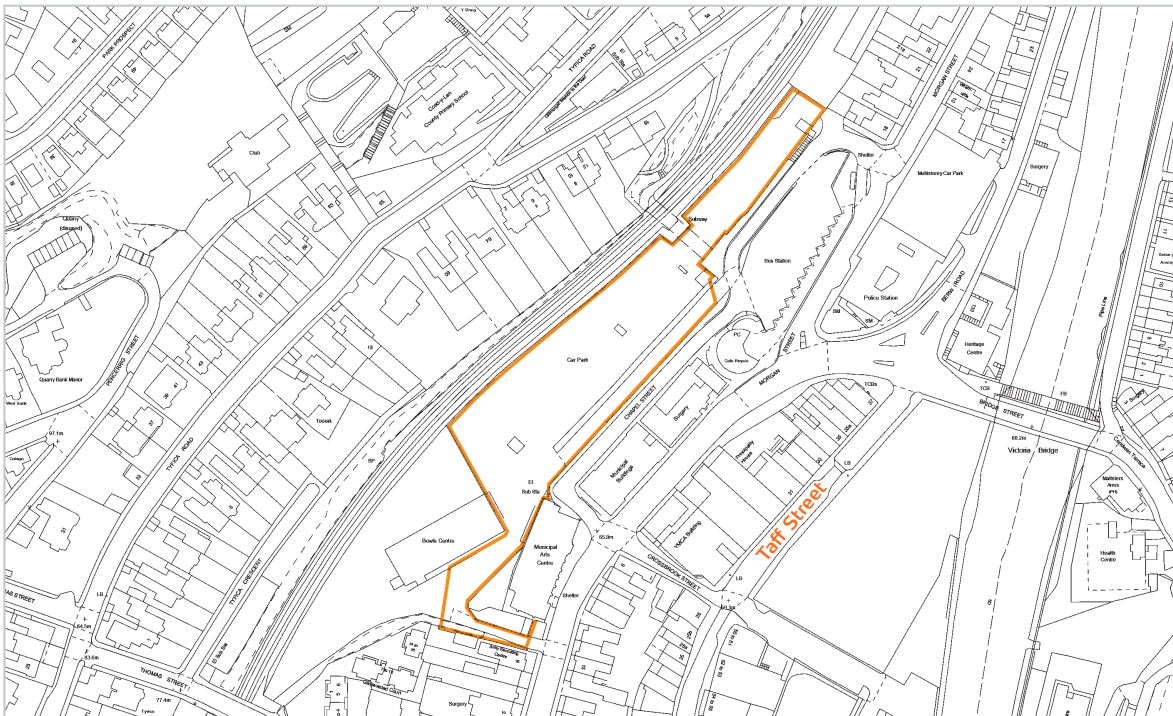
### VAT

VAT is applicable to this lot.

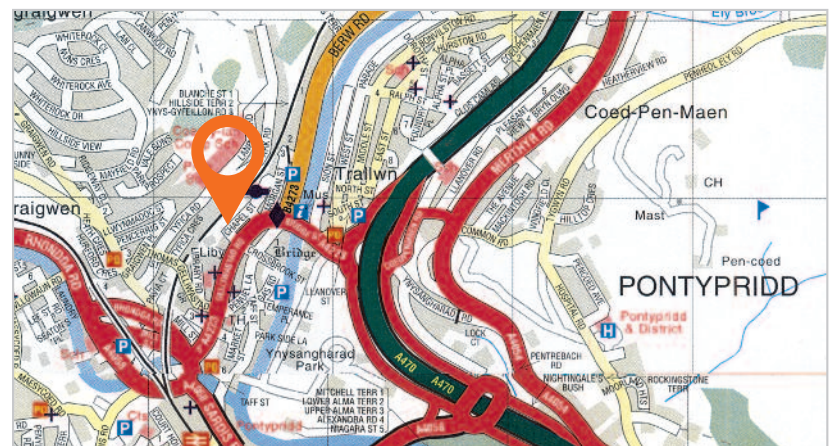
### Six Week Completion

| Use           | Site Area                        | Tenant                         | Term   | Rent p.a.x.    | Reviews                              |
|---------------|----------------------------------|--------------------------------|--|----------------|--------------------------------------|
| Car Park      | 0.77 hectares (1.9 acres)        | NATIONAL CAR PARKS LIMITED (1) | 35 years from 31/03/2017 until 35/03/2052 on a full repairing and insuring lease | £80,000 (2)    | 31/03/2022 & 5 yearly thereafter (3) |
| <b>Totals</b> | <b>0.77 hectares (1.9 acres)</b> |                                |  | <b>£80,000</b> |                                      |

- (1) National Car Parks is the UK's largest and longest-standing private car park owner with over 150,000 spaces across more than 500 car parks in towns, cities, airports and London Underground and National Rail stations (www.ncp.co.uk 24/02/2017). For the year ending 25th March 2016, National Car Parks Limited reported a turnover of £202,703,000, pre-tax profits of £28,001,000 and a total net worth of £186,896,000 (Source: Experian Group 23/02/2017).
- (2) The lease to National Car Parks Limited is agreed but not yet completed. The tenant will benefit from paying half rent until 31/03/2018. The vendor has agreed to adjust the completion monies so that the property produces £80,000 per annum from completion of the sale.
- (3) The rent reviews are 5 yearly and linked to RPI, capped and collared between 2% and 4% per annum.



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.



**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Shoosmiths LLP**  
Garry King  
+44 (0)161 954 5897  
garry.king@shoosmiths.co.uk