

# Lot 85

£11,088 per annum exclusive

## 7 The Circle, Tredegar, Gwent NP22 3PS Freehold Retail and Ground Rent Investment



### Key Details

- Prominent position opposite a public house
- Mixed commercial/residential location
- Shop let to Coral Racing Limited on a lease expiring 2027
- Minimum uplift in March 2021 to £12,543 per annum (1)
- VAT-free investment

### Location

**Miles:** 6 miles east of Merthyr Tydfil  
11 miles west of Abergavenny  
15 miles west of Ebbw Vale  
20 miles north of Cardiff

**Roads:** A465, A4048, A470  
**Rail:** Ebbw Vale Parkway  
**Air:** Cardiff Airport

### Situation

Tredegar, within the Welsh Valleys, is 20 miles north of Cardiff, 6 miles east of Merthyr Tydfil and 11 miles west of Abergavenny. The property is located in a mixed commercial/residential area in the town centre on The Circle, at its junction with Castle Street. The property is adjacent to Tredegar library and opposite the Cambrian public house. Other occupiers close by include The Olympia public house and a number of local traders.

### Description

The property comprises a ground floor and basement bookmakers with self-contained office accommodation above. The ground floor provides sales, customer WCs and staff accommodation and the basement further ancillary accommodation.

### Tenure

Freehold.

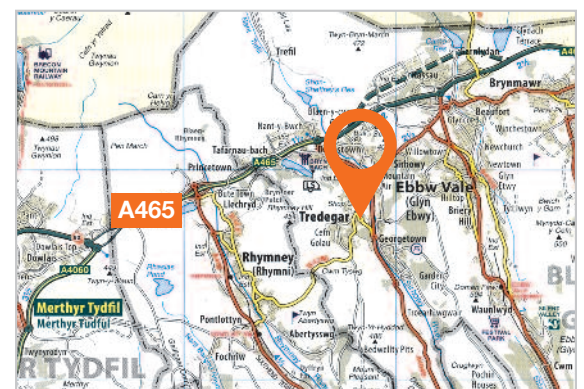
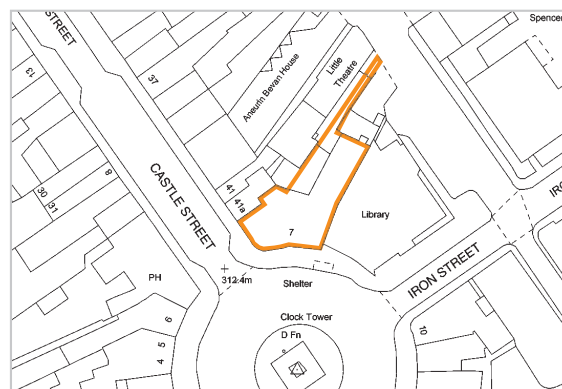
### VAT

VAT is not applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	170 sq m (1,830 sq ft)	CORAL RACING LIMITED (2)	16 years from 28/02/2011 on a full repairing and insuring lease	£11,087	2021 (1) (minimum increase to £12,543 pa)
Basement	Ancillary	191.77 sq m (2,064 sq ft)				
First	Office		INDIVIDUAL	999 years from 25/05/1982	£1	
<b>Total</b>		<b>361.77 sq m (3,894 sq ft)</b>			<b>£11,088</b>	

- (1) The rent review in 2021 is to a minimum of 2.5% pa compounded annually (£12,543) or OMRV.  
(2) For the year ended 31st December 2016, Coral Racing Limited reported a turnover of £867,406,000, pre-tax profits of £91,174,000 and a net worth of £54,538,000 (Source:- Experian 17/09/2018). Coral trades from over 1,800 shops in the UK (Source: www.coral.co.uk).



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