

Lot 36

£52,445.52 per annum
exclusive

Unit 1, 75 Tredegar Street,
Risca, Blaenau Gwent NP11 6BW
Modern Retail Unit with Parking



Key Details

- Let to Tesco Stores Limited until October 2026
- RPI linked Rent Review in October 2021
- Next door to public library and Risca Customer Service Centre
- Forms part of the redeveloped Risca Palace building
- 13 car parking spaces

Location

Miles: 5 miles north-west of Newport
12 miles north-east of Cardiff
Roads: A467, M4 (Junction 27)
Rail: Risca and Pontymister (30 mins to Cardiff Central)
Air: Cardiff International Airport

Situation

Risca is a town with a population of 11,500 5 miles north-west of Newport, 12 miles north-east of Cardiff and 3 miles from junction 27 of the M4 motorway. The property is located in the heart of the town centre on Tredegar Road (A467), next to the Risca local library and opposite Gwent Police Station and Risca Park, with Risca Rugby Club situated to the rear. Risca and Pontymister Railway Station is a short walk from the property and provides regular direct services to Cardiff Central within 30 minutes.

Description

The property comprises a ground floor retail unit currently used as a convenience store and forms part of the historic former Risca Palace Cinema, redeveloped in 2011. The unit benefits from 13 car parking spaces and servicing to the rear.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

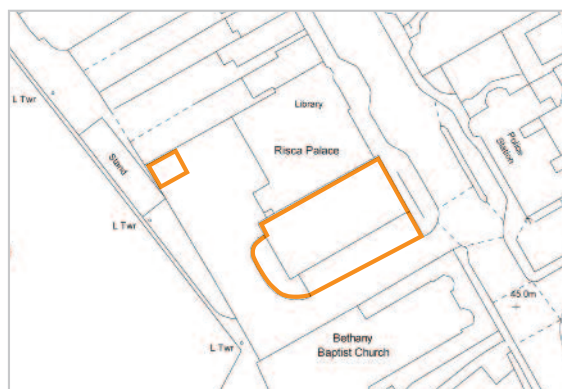
Energy Performance Certificate

Band B.
See legal pack at acuitus.co.uk.

Tenancy and accommodation

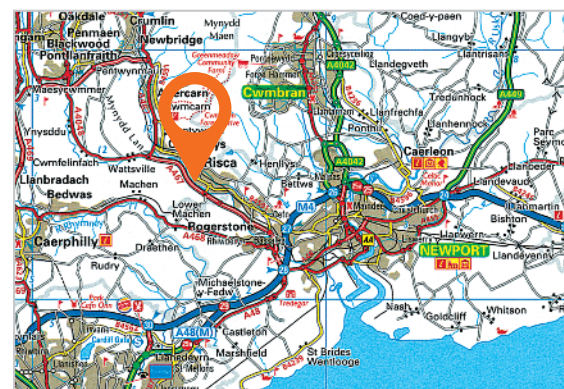
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Convenience Store	353.1 sq m (3,800 sq ft)	TESCO STORES LIMITED (1) sublet to One Stop Stores Ltd (2)	15 years from 31/10/2011	£52,445.52	31/10/2021 (3) (31/10/2026)
Total		353.1 sq m (3,800 sq ft)			£52,445.52	

- (1) For the year ending 24th February 2018, Tesco Stores Limited reported a turnover of £41,367,000,000, pre-tax profits of £417,000,000 and a total net worth of £4,071,000,000 (Source: Experian 07/11/2018).
(2) The property has been sublet to One Stop Stores Ltd. Please refer to the legal pack for further information.
(3) The rent review is linked to RPI.



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