

Lot 2

£43,150 Per Annum
Exclusive

59-61 Cardiff Road, Caerphilly, Mid Glamorgan CF83 1FP

Freehold Town Centre Investments with 44 Year Lease to W M Morrison Plc



Key Details

- Let to WM Morrison Supermarkets Plc until 2064 (no breaks) (1) sublet to Specsavers (2)
- 44 Years unexpired
- Prominent town centre location
- Neighbouring occupiers include HSBC, Greggs, Subway, Coral and Nationwide
- VAT free investment

Location

Miles: 7 miles north of Cardiff
11 miles west of Newport
Roads: B4600, B4263, A468
Rail: Caerphilly Rail
(direct services to Cardiff Central in 19 mins)
Air: Cardiff International Airport

Situation

Caerphilly is a busy commuter town providing excellent access to both Cardiff and Newport. The property is prominently situated on the west side of Cardiff Road, Caerphilly's primary retailing thoroughfare, approximately 200 metres north of Caerphilly Railway Station. Neighbouring occupiers include HSBC, Greggs, Subway, Coral and Nationwide.

Description

The property comprises a double shop unit with retail accommodation on the ground floor and first floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Ten Week Completion

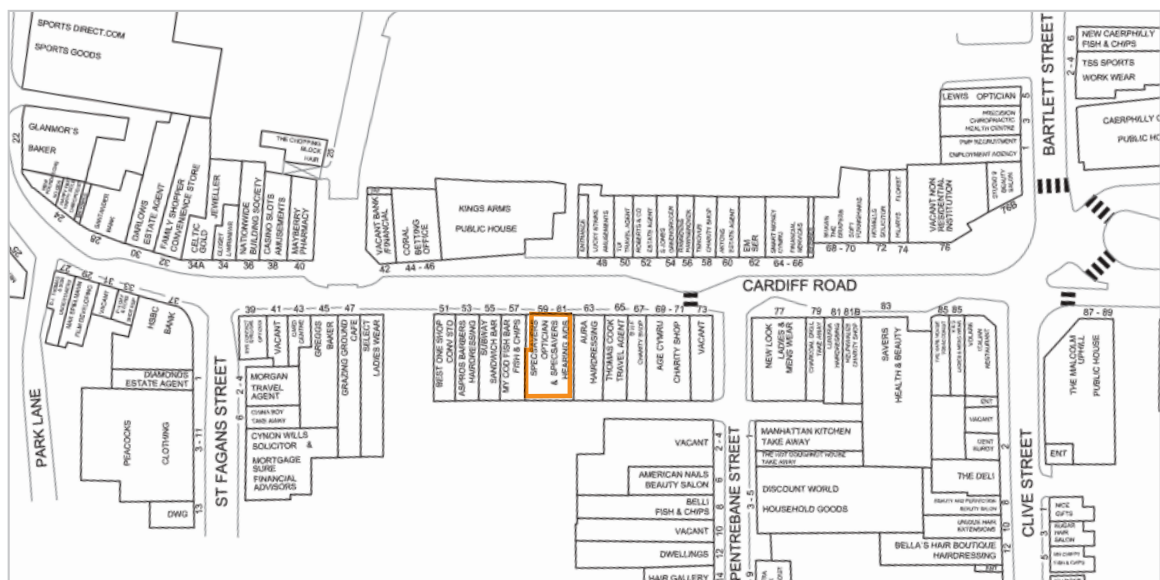
Energy Performance Certificate

Band E. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	165.97 sq m (1,786 sq ft)	WM MORRISON SUPERMARKETS PLC (CRN358949)	99 years from 24/06/1965 until 2064 on a full repairing and insuring lease	£43,150	24/06/2028 and 24/06/2049 (3)
First	Ancillary	169.01 sq m (1,819 sq ft)				
Total		334.98 sq m (3,605 sq ft)			£43,150	

- (1) For the year ending 2nd February 2020 WM Morrison Supermarkets Plc reported a turnover of £17,536,000,000, a pre-tax profit of £435,000,000 and shareholders funds of £4,541,000,000 (Source: NorthRow 12/11/2020).
- (2) The property has been sublet to Specsavers Optical Superstores Limited on a 10 year lease from 18/03/2016.
- (3) As to the lease to WM Morrison Supermarkets Plc the rent is reviewed every 21 years on an upward only basis to full rental value.



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

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 591
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors:
In House Solicitor for the Seller
Rima Malde
+44 (0)20 8795 2949
rimamalde.office@gmail.com