

Lot 42

£5,040 Per Annum
Exclusive

43 Bute Street, Treorchy, CF42 6BD Freehold Retail Investment



Key Details

- Located on high street in popular shopping town of Treorchy
- Large return frontage on High Street
- VAT free investment

Location

Miles: 18 miles north west of Cardiff
Roads: A4061, A4107
Rail: Treorchy Train Station
Air: Cardiff Airport

Situation

The property is located in the popular shopping town of Treorchy, named the 2019 Great British High Street of the Year with a number of independent shops and cafes. The property is situated on the High Street with return frontage onto Cemetery Road. Other occupiers on this street include Spar convenience store, Premier convenience store and Subway

Description

The property is t/a The Window Shop and comprises ground floor retail and ancillary accommodation with further ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

Energy Performance Certificate

See legal pack

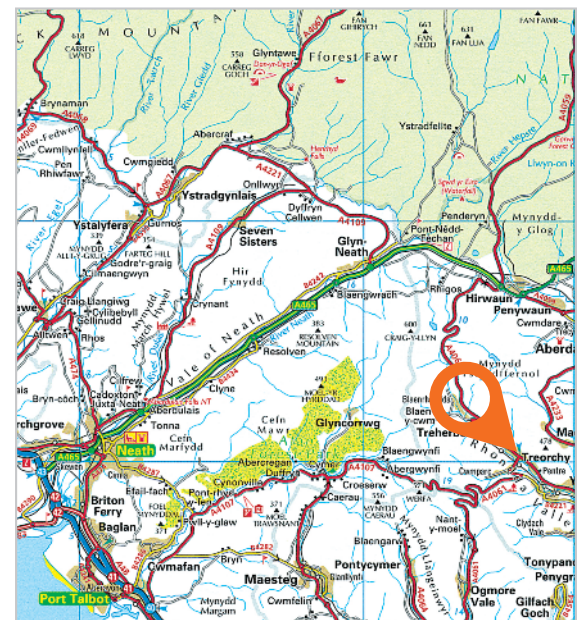
Viewings

There will be no internal viewings of the property due to Covid-19 restrictions

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	81.77 sq m (880 sq ft)	TWS Ltd t/a The Window Shop	5 years from 01/05/2018	£5,040
First	Ancillary	60.54 sq m (651 sq ft)			
Total		142.31 sq m (1,532 sq ft) (2)			£5,040

- (1) There is a mutual option to determine the lease on the second anniversary of the term and every subsequent anniversary thereafter upon giving six months' written notice.
- (2) The above floor areas have been published by the Valuation Office Agency at www.voa.gov.uk and the description of the property has been provided by the seller.



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