

Lot 41

£9,780 Per Annum
Exclusive

4 Penybont Road, Pencoed, CF35 5RA Freehold Retail and Residential Investment



Key Details

- Freehold retail unit and flat
- Town centre location opposite Pencoed Train Station
- Nearby occupiers include Co-op Food supermarket, the Post Office, Greggs and Tesco.

Location

Miles: 14 miles west of Cardiff
Roads: M4, A473, B4280
Rail: Pencoed Train Station
Air: Cardiff Airport

Situation

The Town of Pencoed lying immediately to the north of junction 35 of the M4, is home to Sony's UK Technology Centre and many supporting industries. The property is located on the main commercial street of Pencoed opposite Pencoed Train Station and the Co-op Food supermarket. Other nearby occupiers include the Post Office, Greggs and Tesco.

Description

The property comprises a ground floor retail unit with a one bedroom flat on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

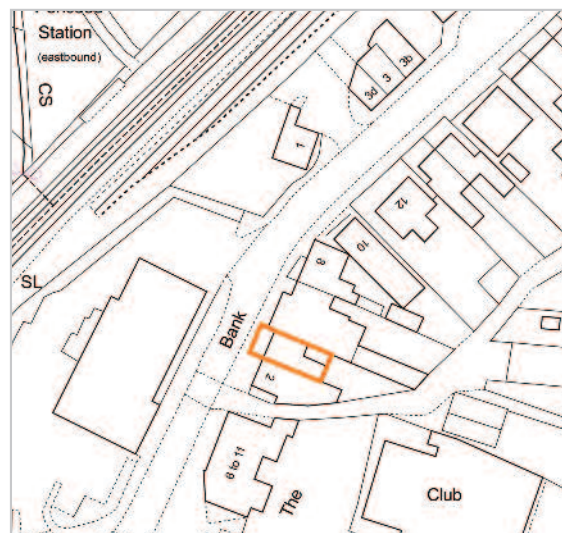
Six week completion

Energy Performance Certificate

See Legal Pack

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	36.11 sq m (388 sq ft)	Individual t/a Rolling Ink	2 years from 15/02/2015 (Holding Over)	£4,860
First	Residential	Flat	Individual	AST	£5,100
Total		36.11 sq m (388 sq ft) One Flat			£9,780



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