



#### SITUATION

Occupying a prominent trading position adjacent to **Nationwide** and **BrightHouse**, opposite **Boots**, **New Look** and **Poundstretcher** and amongst such multiple traders as **Iceland**, **HSBC**, **NatWest** and **Specsavers**, with **Peacocks**, **Wilkinson** and **Argos** also nearby.

Pontypool is an important commercial centre which lies some 9 miles from Cardiff on the A4042 which provides a link to the M4 (junction 26).

#### PROPERTY

Comprising a **Ground Floor Shop** with internal access to **Storage Accommodation** on two upper floors. Part of the first floor extends above the adjoining property No 11.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

#### ACCOMMODATION

##### Ground Floor Shop

Gross Frontage	20'6"
Internal Width	17'5"
Shop Depth	40'10"
Built Depth	70'5"
Area	Approx 875 sq ft
WC	

##### First Floor Storage

Area	Approx 1,335 sq ft (incl. 400 sq.ft. above No 11)
------	--

##### Second Floor Storage

Area	Approx 815 sq ft
<b>Total Area</b>	<b>Approx 3,025 sq ft</b>

#### TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs PLC (having over 1,400 branches)** (T/O for Y/E 01/01/11 £662.3m, Pre-Tax Profit £52.5m and Net Worth £184.7m) for a term of 25 years from 25th December 1989 at a current rent of **£17,000 per annum** exclusive.

**Note: The lessees have been in occupation for over 20 years.**

**£17,000 per annum**

The Surveyors dealing with this property are  
**JONATHAN ROSS** and **MATTHEW BERGER**

#### VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7404 0606  
Ref: A. Barker Esq - Email: abarker@gdlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts