



SITUATION

Located in this well established parade, adjacent to a **Co-operative Supermarket** and amongst a number of other multiple retailers including **Greggs, William Hill, Iceland, Betfred, Tesco Express** and a **Co-op Pharmacy**, all serving the surrounding residential population. Llanrumney is a suburb of Cardiff which lies approximately 4 miles north-east of the City centre with easy access via the A48 to the M4 (Junction 29).

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from front lay-by parking and rear access to Mount Pleasant Lane for loading.

ACCOMMODATION*

No. 48 - Ground Floor Shop

Gross Frontage	25'6"
Shop Depth	45'6"
Built Depth	115'0"
Sales Area	Approx 1,075 sq ft

Rear Store (Not inspected)

First & Second Floor

- No. 48a – Flat (Not inspected)
- No. 48b – Flat (Not inspected)

* Not inspected by Barnett Ross. Areas & measurements supplied by Vendor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having almost 2,500 branches) (T/O for Y/E 31/03/13 £6.2bn, Pre-Tax Profit £452m and Net Worth £430m)** for a term of 10 years from 30th November 2008 at a current rent of **£24,550 per annum** exclusive.



£24,550 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Grant Argent & Co - Tel: 020 8452 7651
Ref: G. Argent, Esq - Email: grant.argent@grantargent.net

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 £500 (including VAT) upon exchange of contracts