

IN SAME OWNERSHIP FOR OVER 25 YEARS



**SITUATION**

Located in this established neighbourhood shopping precinct anchored by a **Premier Convenience Store** with shared car parking at the front, close to the local Primary School and serving the surrounding residential area. Tonteg is located 4 miles east of Caerphilly and approx. 9 miles north-west of Cardiff, benefitting from good road links via the M4 (Junction 32) just 4 miles distant.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Lock-up Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'2"
Internal Width	15'10"
Shop Depth	44'6"
Built Depth	50'11"
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£8,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Caerphilly Funeral Services Ltd as a Funeral Parlour (having 2 branches)** for a term of 5 years from 1st March 2016 at a current rent of **£8,000 per annum** exclusive.

**Tenant's Break 2019 – see note.**

**Note: If the tenants do not exercise their break clause in 2019 then they are entitled to a 6 month rent free period at the end of the term in 2021.**



**VENDOR'S SOLICITORS**  
Liefman Rose & Co - Tel: 0161 740 7878  
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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