# LOT **31**

### 128 Cowbridge Road East & 1A Severn Road, Cardiff, South Glamorgan CF11 9ND



#### SITUATION

Occupying a prime trading position, opposite **Boots** and amongst other such multiples as **Ladbrokes**, **Greggs**, **Tesco**, **Coral**, **Shoe Zone**, **William Hill**, **Co Operative Travel** and many more.

The property is located within 1 mile of Cardiff town centre and the Millennium Stadium, benefitting from good road links via the M4 (Junction 32) just 3½ miles to the north.

#### VAT is applicable to this Lot

**TENANCIES & ACCOMMODATION** 

#### PROPERTY

No. 128 Cowbridge Road – An attractive corner building with excellent window frontage, comprising a **Ground Floor** Shop & Basement with separate front access to **Ancillary** Accommodation on the first and second floors (see Note).

**No. 1A Severn Road** – Comprising **2 Ground Floor Shops** with separate front access to **3 Self-Contained Flats** on the first and second floors.

#### FREEHOLD

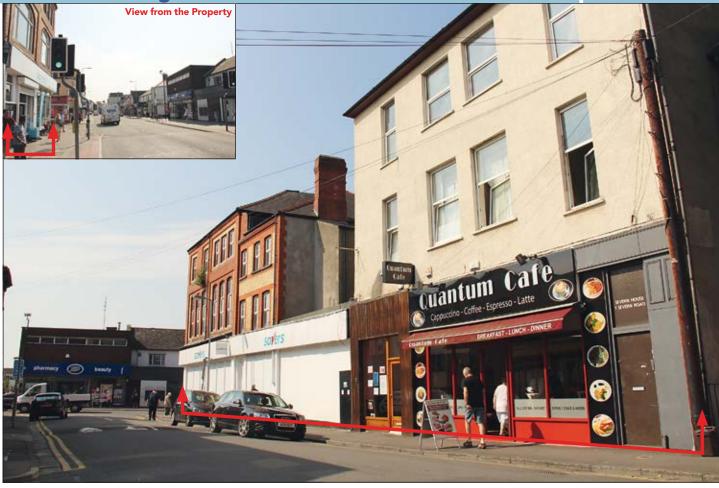
Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 128 Cowbridge Road East (Shop & Basement plus Ancillary Upper Part)	Ground Floor Shop Gross Frontage Return Window Frontage Internal Width Shop Depth Built Depth Area WC Basement Area First Floor Ancillary Area Second Floor Ancillary Area Total Area	38'2" 54'10" 29'6" (max) 73'9" 84'6 Approx. 2,148 sq ft Approx. 1,125 sq ft Approx. 1,706 sq ft Approx. 1,606 sq ft <b>Approx. 6,585 sq ft</b>	Superdrug Stores Plc (Having over 800 UK branches) (T/O for Y/E 26/12/15 £1.1bn, Pre-Tax Profit £56.8m and Shareholders' Funds £192.7m) t/a Savers	5 years from 29th September 2016	£39,000	FRI Note: The upper floors are currently not used by Savers and therefore there could be potential for conversion to residential, subject to possession and the necessary consents.
No. 1A Severn Road	2 Shops & 3 Flats Not Inspected		Busymost Ltd	999 years from 1st June 1947	£100	FRI
				TOTAL	£39,100	

## £39,100 per annum

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

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JOINT AUCTIONEERS Metrus – Tel: 020 7079 3976 Ref: M. Crossley – Email: martin.crossley@metrus.co.uk VENDOR'S SOLICITORS K & L Gates LLP – Tel: 020 7360 6441 Ref: D. Clyne – Email: daniel.clyne@klgates.com

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