

6 WEEK COMPLETION



SITUATION

Located at the corner of Cardiff Road and Windsor Street in the heart of this busy Town Centre, adjacent to **Coral** and amongst such multiples as **Greggs, Nationwide, Specsavers, HSBC, Santander, Peacocks, New Look, Subway** and many others.

In addition, the town benefits from the strong tourist attraction of the historic Caerphilly Castle which is only a few minutes walk from the property.

Caerphilly lies on the main A468 within easy reach of the M4 (J32), some 9 miles north of Cardiff.

PROPERTY

A corner building comprising a **Ground Floor Shop with A2 Use** (with return frontage to Windsor Street), together with separate side access to **Self-Contained Offices** at first floor level. The property benefits from a section of flying freehold running at first floor level above an archway at the rear.

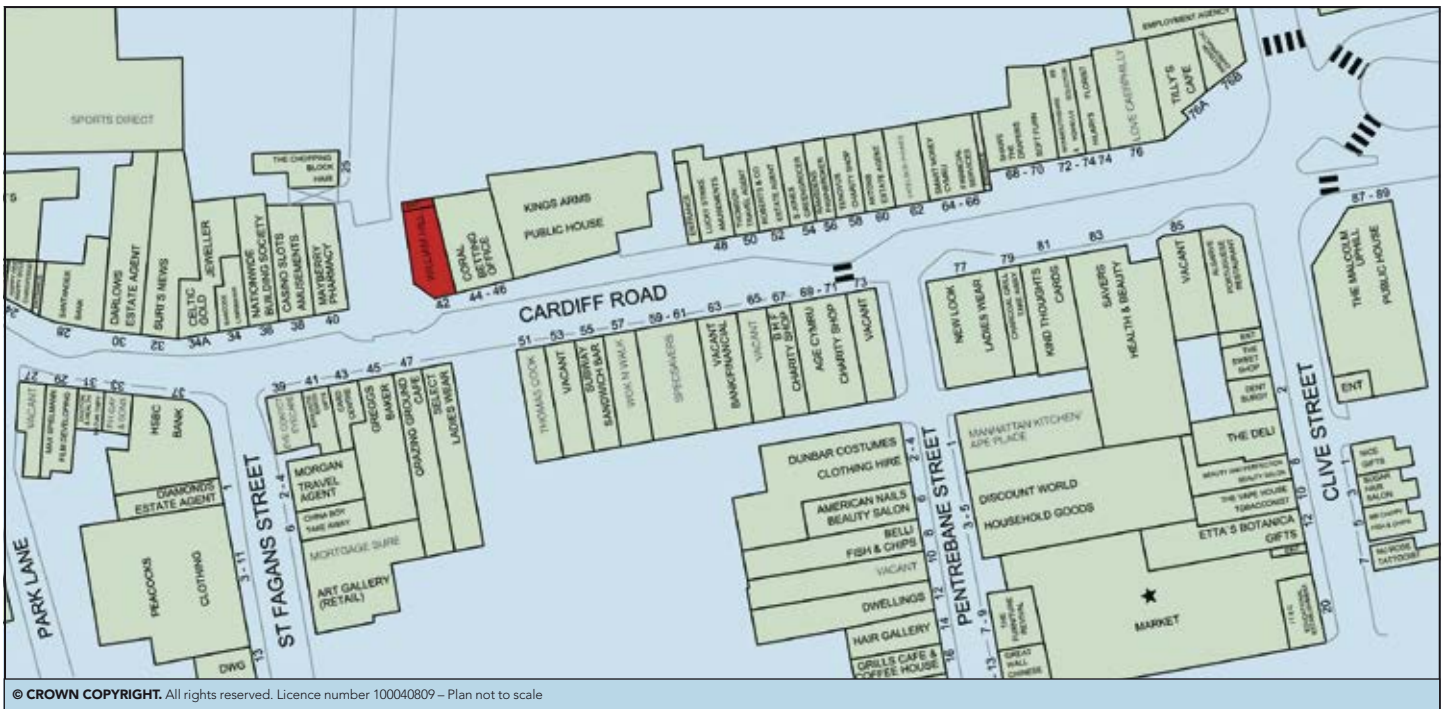


VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'5" (into splay) Return Window Frontage 14'5" Internal Width 19'11" (max) Shop Depth 41'4" Built Depth 51'8" Area Approx. 825 sq ft 2 WCs	William Hill Organization Ltd (Having approx. 2,300 branches) (T/O for Y/E 29/12/15 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)	15 years from 23rd March 2015	£21,500	Effectively FRI Rent Reviews and Tenant's Breaks 2020 & 2025.
First Floor Offices	Area Approx. 710 sq ft 4 Office Rooms plus 1 Kitchen WC	George & Fire Entertainment Ltd (Offices)	5 years from 14th October 2015	£3,500	Effectively FRI Rent Review 2018. Tenant's Break 2017.
TOTAL				£25,000	



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£25,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **JOHN BARNETT**

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

VENDOR'S SOLICITORS

Shakespeare Martineau - Tel: 01789 416 400
Ref: Ms Nicky Beach - Email: nicola.beach@shma.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 £500 (including VAT) upon exchange of contracts