

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 with A5 Use.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'5"
Internal Width	15'9"
Shop Depth	44'6"
Built Depth	54'7"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£8,400 per annum

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

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs A. P. Hallet t/a Halletts Fish & Chips** for a term of 15 years from 24th June 2006 at a current rent of **£8,400 per annum** exclusive.

Rent Review 2016 not actioned

Note: The premises have traded as a Fish & Chip Shop for over 25 years.



The Property



VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose - Email: liefmanrose@gmail.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