



SITUATION

Located in this well established parade amongst multiple retailers including **Co-operative Supermarket, Greggs, William Hill, Iceland, Betfred, Co-op Funeralcare, Tesco Express, Boots Pharmacy, Post Office** and a variety of independent traders, all serving the surrounding residential population.

Llanrumney is a suburb of Cardiff which lies approximately 4 miles north-east of the City centre.

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with separate rear access via a front communal staircase and balcony to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------------|---|---|-----------------------------------|-----------------------|--|
| No 30 (Ground Floor Shop) | Gross Frontage 18'0" Internal Width 17'2" Shop Depth 69'8" Built Depth 76'4" Sales Area Approx. 1,170 sq ft WC | Barnardo's (Having over 700 branches) | 10 years from 5th May 2015 | £20,000 | FRI Rent Review May 2020 (linked to RPI – collared & capped between 1% & 4%) |
| No 30a (First & Second Floor Flat) | Not inspected | Individual | 125 years from 23rd November 2015 | £50 | FRI |
| | | | | Total: £20,050 | |

£20,050 per annum

The Surveyors dealing with this property are
Elliott Greene and Jonathan Ross

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Alasdair McMillin

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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page