



SITUATION

Located in this prime position directly within the town's pedestrianised shopping centre amongst such multiple retailers as **Greggs, EE, HSBC, B&M Express, Vodafone, Betfred** and many others. In addition, the property is directly opposite an entrance to the St Tydfil Shopping Centre on one side and opposite Beacons Place Shopping Centre on the other which leads to the Tesco Extra supermarket and the rail station ensuring a flow of footfall.

Merthyr Tydfil lies approx. 20 miles north-west of Cardiff with good road access via A470 to the M4 (Junction 32).

PROPERTY

Forming an entire island site with four frontages comprising a **Large Ground Floor Retail Unit** together with **Offices/Ancillary** on the first floor.

Note: Specsavers have recently moved into the Market Square unit following a £900,000 investment in the property. Specsavers were previously operating from No. 126 High Street for more than 28 years. The Market Square unit provides Specsavers with a new centre that includes two hospital grade OCT machines that allow for more detailed scans than regular eye tests.

Refer to Auctioneers for Specsavers' Press Release.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Retail Unit

Gross Frontage

69'0"

Built Depth

94'0"

Area

Approx. 5,784 sq ft

First Floor

Offices/Ancillary Area

Approx. 5,406 sq ft

Total Area

Approx. 11,190 sq ft

¹Not inspected by Barnett Ross. Areas taken from VOA.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Specsavers Optical Superstores Limited (see Tenant Profile)** for a term of 15 years from 16th September 2019 at a current rent of **£50,000 per annum** exclusive.

Fixed Rent Increases to £55,000 p.a. in 2024 and to £60,000 p.a. in 2029.

Tenant's Break September 2029

TENANT PROFILE

Specsavers are based in the UK, Ireland, Netherlands, Norway, Sweden, Denmark, Finland, Spain, Australia and New Zealand, employing over 32,500 people who work across 1,978 stores, as well as in support offices and throughout the supply chain (Source: www.specsavers.co.uk)

T/O for Y/E 28.02.19 £667.2m, Pre-Tax Profit £14.1m and Shareholders' Funds £69.1m.

£50,000 per annum

The Surveyors dealing with this property are
Steven Grossman and John Barnett

Joint Auctioneers

Paul Fosh Auctions

Tel: 01633 254 044 Ref: Ryan Saunders

Email: ryan@paulfoshauctions.com

Vendor's Solicitors

Bower Bailey

Tel: 01865 311 133 Ref: Andrew Symington

Email: asymington@bowerbailey.co.uk

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'**



Interior of Ground Floor



Interior of Ground Floor



