

Lot 10

187, 189, 191, 193 & 203 Cardiff Road,
Newport, Gwent NP20 3BP

***Guide: £20,000**
Gross Yield 13.9%
Ground Rent Investment comprising
5 Shops each with an Upper Part



SITUATION

Located close to the junction with Bideford Road and amongst a host of independent traders.

Newport is a major commercial and administrative centre in South Wales and is located some 20 miles east of Cardiff, enjoying easy access via the M4 (Junction 28).

PROPERTY

Occupying part of a local parade comprising **5 Ground Floor Shops**, **3 with First Floor Storage/Ancillary Accommodation** and **2 with First Floor Flats**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Nos. 195 & 197 Cardiff Road are also being offered for sale in this Auction – see Lots 8 & 9.

Note 2: There is a 6 week completion.



Ground Rent Investment comprising 5 Shops each with an Upper Part

The Surveyors dealing with this property are
Jonathan Ross and **Rocco Kay**

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: William Simmonds

Email: william.simmonds@gunnercooke.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION¹

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 187/187a Cardiff Road	Ground Floor Shop Gross Frontage 13'2" Built Depth 41'6" Area Approx. 409 sq ft First Floor Storage Area Approx. 344 sq ft Total Area Approx. 753 sq ft	G. Misson & T. Misson (Underlet to Flames Grill & Pizza Takeaway)	99 years from 1st September 1997	£2,775	FRI Rent Reviews 2027 & 5 yearly Valuable Reversion in approx. 70 years.
Nos. 189/189a Cardiff Road	Ground Floor Shop Gross Frontage 19'5" Built Depth 70'10" Area Approx. 808 sq ft First Floor Storage Area Approx. 493 sq ft Total Area Approx. 1,301 sq ft	M. Prichard (Underlet to Coral) (Having approx. 1,800 branches)	125 years from 28th July 2005	Nil	FRI
Nos. 191/191a Cardiff Road	Ground Floor Shop Gross Frontage 18'4" Built Depth 41'0" Area Approx. 559 sq ft First Floor Flat Area Approx. 700 sq ft	N. Lanza (Underlet to Elegances Barber)	125 years from 26th October 2012	£5	FRI
Nos. 193/193a Cardiff Road	Ground Floor Shop Gross Frontage 14'5" Built Depth 45'11" Area Approx. 480 sq ft First Floor Flat Area Approx. 549 sq ft Plus Garage	D. Hughes & S. Hughes (Underlet to CC Vape)	125 years from 11th December 2013	Nil	FRI
Nos. 203/203a Cardiff Road	Ground Floor Shop Gross Frontage 21'3" Built Depth 70'0" Area Approx. 765 sq ft First Floor Staff Room Area Approx. 353 sq ft Total Area Approx. 1,118 sq ft Plus Garage	J. Wang & F. You (Chinese Takeaway)	125 years from 30th March 2012	£5	FRI Owner occupied.
				Total: £2,785	

¹Not Inspected by Barnett Ross. Areas taken from VOA and EPC. Measurements taken from FindMaps.