



SITUATION

Located close to the junction with Bideford Road 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

A mid terrace property comprising a **Ground Floor Shop** and separate rear access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage 14'2"

Built Depth 73'0"

WC

First Floor Flat

Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

Area of Flat Approx. 603 sq ft

¹Not inspected by Barnett Ross. Measurements taken from Find Maps.

Areas taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A F Blakemore & Son Ltd t/a SPAR (having approx. 900 branches worldwide)** for a term of 99 years from 25th December 1928 at a **ground rent of £3.38 per annum.**

Valuable Reversion in 2027

Note 1: The property interconnects with No. 197 which is let to the same tenant.

Note 2: The adjoining property (No. 197 Cardiff Road) is also being offered for sale in this Auction – see Lot 9.

Note 3: Nos. 187, 189, 191, 193 & 203 Cardiff Road are also being offered for sale in this Auction – see Lot 10.

Ground Rent Investment with Valuable Reversion in 2027

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'**



Lot 8
(No. 195)

Lot 9
(No. 197)

CC VAPE

VAPES - SNACKS - SWEETS - DRINKS - TOBACCO

Blakemore Retail Cardiff Road

SPAR

Paypoint

Lottery

lifestyle express

AJS Sto

News Ag

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CONDITIONING & REFRIGERATION LIMITED

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