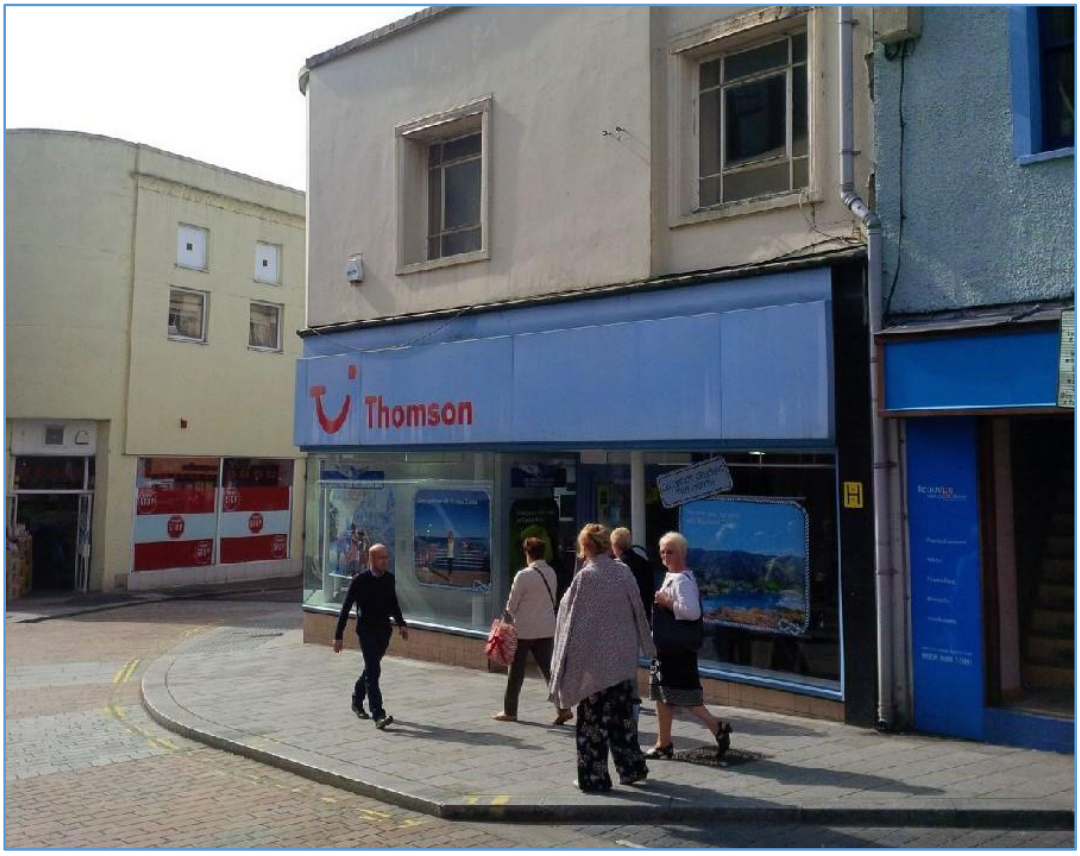
emanueljones
chartered surveyors

029 2081 1581
www.emanuel-jones.co.uk
6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

RETAIL INVESTMENT FOR SALE

124 HIGH STREET, MERTHYR TYDFIL
CF47 8BL



OFFERS IN EXCESS OF £285,000 FOR THE FREEHOLD INTEREST

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

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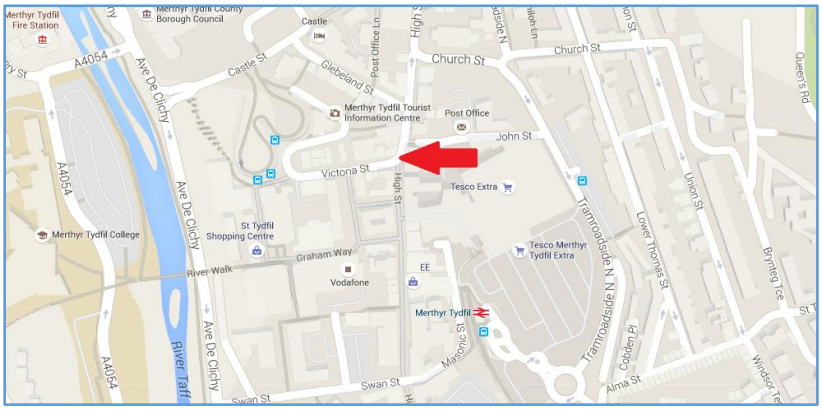

LOCATION

The property occupies a prominent corner position of High Street, at the junction with John Street. Occupiers in close proximity include The Post Office, Poundworld, Specsavers and Greggs.

DESCRIPTION

The property comprises a two storey corner retail unit with ground floor sales area and first floor storage accommodation.

ACCOMMODATION

The property affords the following approximate areas (measurements taken from the VOA):-

GF sales area: 940 sq ft (87.4 sq m)
FF storage: 693 sq ft (64.4 sq m)

VAT

We understand that the property has been elected for VAT.

LEASE

The property is let to TUI UK Retail Ltd t/a Thompson Travel on a full repairing and insuring lease for a term of 10 years from 25th March 2011. There is a tenant only break option and upward only rent review after 5 years. The passing rent is £28,750 per annum.

COVENANT

TUI UK Retail Ltd is a wholly owned principle operating subsidiary of TUI Travel Plc. TUI Travel Plc reported a revenue of £14,619,000,000 and a pre-tax profit of £475,000,000 for the year ending 30th September 2014. (Source: TUI Travel Plc annual report and accounts)

EPC

The property has an EPC in Band C.

PURCHASE PRICE

Offers of £285,000 for the freehold interest. This provides a net initial yield of **9.63%.**

(Assuming 4.8% purchasers costs)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

Strictly by appointment with sole agents

Emanuel Jones
Contact:
David Williams/Rhys Williams
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Email: david@emanuel-jones.co.uk
Email: rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

January 2016

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