# **Ceredigion SY23 1DE**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

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#### **Property Information**

#### Freehold Retail Investment • Entirely let to Poundland Limited • Tenant in occupation since 2009 Re-based rent from £130,000 pax • Central location in attractive and historic University Market Town • Major occupiers nearby include Tesco, Lidl, Marks and Spencer, Superdrug, JD Sports and New Look Lot Auction 34 30th March 2023 Rent **Status** £72,500 per Annum Exclusive Available Sector **Auction Venue** Supermarket Live Streamed Auction On Behalf of a Major Fund

Miles	39 miles west of Newtown, 64 miles north of Swansea, 109 miles west of Birmingham A487, A44 Aberystwyth Rail					
Roads						
Rail						
Air	Cardiff Airport					
Situation						
	h is an attractive university market town and popular holiday resort in					
	h is an attractive university market town and popular holiday resort in , Mid West Wales, overlooking Cardigan Bay.					
Ceredigion The proper Darkgate S from Abers						
Ceredigion The proper Darkgate S from Abers	, Mid West Wales, overlooking Cardigan Bay.  ty is situated in the heart of the town centre on the south side of Great treet, the town's prime retail thoroughfare, approximately 200 metres ytwyth Train Station. Major occupiers nearby include Tesco, Lidl,					
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Description					
The property comprises retail accommodation on the ground floor with ancillary accommodation on the basement and first floor. The property benefits from rear access from Queen Street.					
VAT					
VAT is applicable to this lot.					
Completion Period					
Six Week Completion					

#### DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground Basement First	Retail Ancillary Ancillary	660.50 79.50 630.70	(7,110) (856) (6,789)	POUNDLAND LIMITED (CRN 02495645) (2)	5 years from 06/12/2021 (3)	£72,500 (4)	05/12/2026
Total Approximate Floor Area		1,370,70	(14,755)			£72,500	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/search?\_ga=2.26686269.145687116.1676888703-583597255.1671190025).

<sup>(2)</sup> Poundland Limited (CRN 02495645) was incorporated in April 1990 and now trades out of 779 Poundland stores throughout the United Kingdom. For the year ended 26/09/2021 Poundland Limited (CRN 02495645) reported a turnover of £1,544,694,000, a pre-tax profit of £33,478,000 and a net worth of £78,007,000 (Northrow Company Report - 22/02/2023).

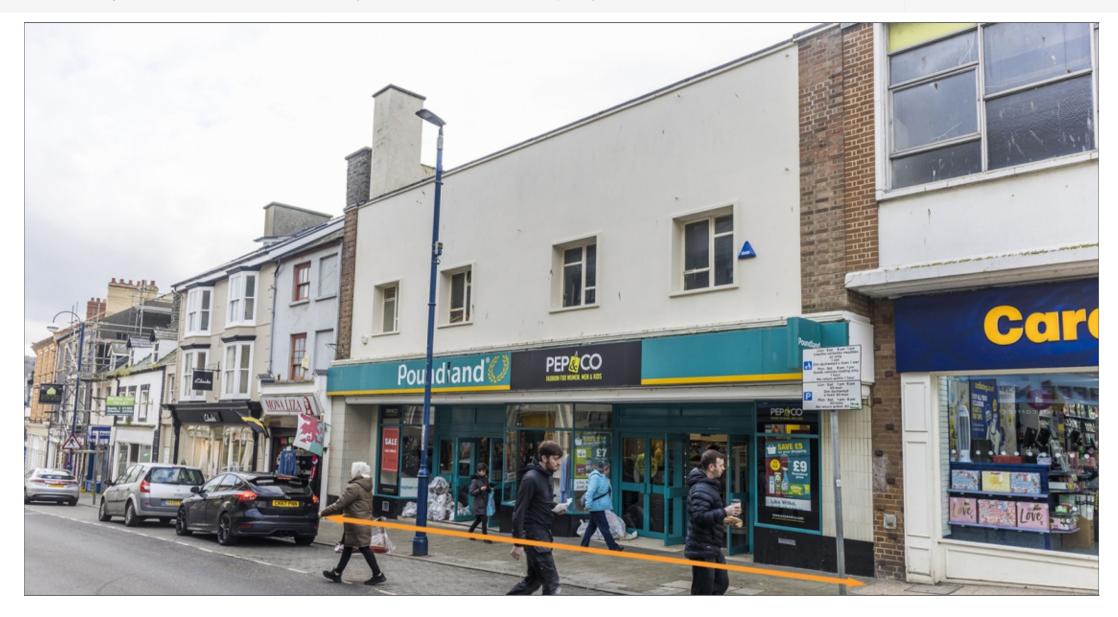
<sup>(3)</sup> The lease provides for a tenant option to determine the lease on 06/12/2024 upon six months notice

<sup>(4)</sup> Rent is payable monthly in arrears

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#### **Contacts**

Acuitus

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#### **Seller's Solicitors**

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Katherine Proctor 0121 710 5863 kproctor@wilkes.co.uk

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