

Lot 45, 138 Commercial Street, Maesteg,

CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 45, 138 Commercial Street, Maesteg,

CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Property Information

Freehold Retail Investment

- Let to Peacocks Stores Properties Limited
- Recently renewed 5 year lease from September 2022 (no breaks)
- Large store - approximately 5,610 sq ft
- Includes land to the rear offered vacant
- VAT free investment
- Nearby occupiers include Iceland, Wilko, Poundland, Greggs, Domino's, JD Wetherspoon and Card Factory
- Development Potential to include Residential (subject to lease and planning)

Lot

45

Auction

13th July 2023

Rent

£35,000 per Annum Exclusive
(2)

Sector

High Street Retail

Status

Available

On Behalf of Trustees

Auction Venue

Live Streamed Auction

Location

Miles

9 miles north of Bridgend, 16 miles east of Swansea, 40 miles north-west of Cardiff

Roads

A4063, A4064, M4

Rail

Maesteg Train Station

Air

Cardiff Airport

Situation

Maesteg is a popular historic, market town situated within the borough of Bridgend. The property is prominently located on Commercial Street, which is one of the busiest retailing streets in Maesteg. Nearby occupiers include Iceland, Wilko, Poundland, Greggs, Domino's, JD Wetherspoon and Card Factory.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a large ground floor shop with ancillary accommodation arranged on the first floor. The property also includes vacant land to the rear which is outside the demise of the tenant. The site offers redevelopment potential to include residential subject to the current lease and planning.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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.

Lot 45, 138 Commercial Street, Maesteg,

CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	279.00 242.20	(3,003) (2,607)	PEACOCKS STORES PROPERTIES LIMITED (3)	5 years from 09/09/2022 (4)	£35,000 (2)
Total		522.76	(5,610)			£35,000 (2)

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) The passing rent under the current terms of the lease is £35,000 p.a.x. until 09/09/2024 when rent reduces to £25,000 p.a.x. - please see lease

(3) Peacocks has been established since 1884 and trade from over 300 stores across the UK with approximately 6,000 employees (www.peacocks.co.uk).

(4) The lease is contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Lot 45, 138 Commercial Street, Maesteg,

CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 45, 138 Commercial Street, Maesteg, CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 45, 138 Commercial Street, Maesteg,

CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 45, 138 Commercial Street, Maesteg, CF34 9DW

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Feldon Dunsmore Solicitors
Leafield Estate
Warwick
CV34 6RA

Paul Harrison
01926 954 696
paul.harrison@feldondunsmore.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020