

lot 37

Coral, 37-39 Carlisle Street Cardiff, South Glamorgan, Wales CF24 2DP

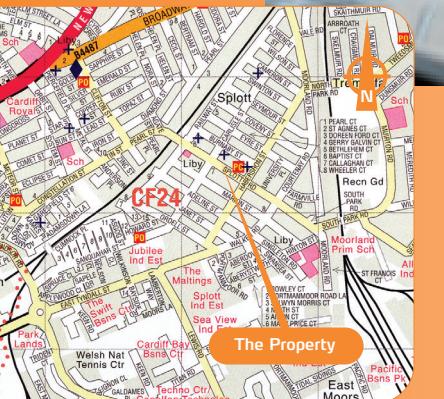
Rent
£11,000
per annum
exclusive
rising to a
minimum of
£12,445
p.a.x. in 2016

Freehold Retail Investment

- Let to Coral Racing Limited on a 16 year lease (no breaks) expiring in 2027

- Minimum Rent increases to the greater of 2.5% pa compounded or open market rental value

- Six Week Completion Period Available



Location

Miles: 1 mile to Central Cardiff
1.4 miles to Cardiff Castle
Roads: A48, A4161
Rail: Cardiff Queen Street, Cardiff Cathays
Air: Cardiff (9 miles), Bristol (26 miles)

Situation

Cardiff is the capital city of Wales, which has recently had extensive investment in the Cardiff Bay area and the new St Davids shopping centre housing such retailers as John Lewis, major new Debenhams, Marks & Spencer and Apple Store. The property is situated in a residential neighbourhood approximately 1 mile east of Cardiff city centre.

Description

The property comprises retail and ancillary accommodation on the ground floor. The first floor is not currently used and has no internal access.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews		
Ground	Retail	70.56 sq m	(780 sq ft)	CORAL RACING LIMITED (1)	16 years from 03/02/2011 until 02/02/2027 on a full repairing and insuring lease	£11,000	2016 and 2021 (2)		
Ground	Ancillary	11.25 sq m	(121 sq ft)						
First	Not Used	Not Measured							
Totals		81.81 sq m (901 sq ft)				£11,000			

(1) Coral Racing Limited operate from 1,600 branches. Website address: www.coral.co.uk

(2) The lease provides for the rent to be reviewed to the greater of open market rental value or increased by 2.5% p.a. compounded. Therefore the rent will increase to a minimum of £12,445 p.a.x. in 2016.

For further details please contact:

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