

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)	<b>CORAL RACING LIMITED (1)</b>	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				
<b>Totals</b>		<b>81.81 sq m (901 sq ft)</b>			<b>£11,000</b>	

- (1) Coral Racing Limited operate from 1,600 branches. Website address: [www.coral.co.uk](http://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.

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