

RETAIL INVESTMENT FOR SALE LET TO BLUE CHIP COVENANT

ATTRACTIVE SMALL LOT SIZE

201 High St, Blackwood, South Wales, NP12 1AA



KEY POINTS

- **Blue-chip tenant**
- **999 year Long Lease from 2016 at Peppercorn Ground Rent**
- **Good Trading Location**
- **Ground & Lower Ground Floor only**
- **15 year Lease Term with no Tenant Break option until November 2026**
- **Lock Up investment**
- **Land Transaction Tax below £250**
- **Exempt from VAT**

LOCATION

Blackwood is a popular Welsh town, located approximately 9 miles north east of Caerphilly and 13 miles north west of Newport.

Blackwood is a busy town and the catchment area has a population of circa 34,000.

Blackwood is located 30 minutes drive from Cardiff.

The property is located in the heart of the town, occupying a prominent position along the High Street. Other high street occupiers include Greggs, Costa, Specsavers and Wilko. The town's main public car park is located directly behind the subject property. Blackwood Retail Park, which houses multiple national occupiers, is located just off the high street.

ACCOMMODATION

Ground Floor – c. 827 sq.ft

Lower Ground Floor / Basement – c. 615 sq ft

The upper floors comprise of residential accommodation, owned by the freeholder, and therefore are excluded from the sale.

PLANNING

Planning permission was granted on 28th September 2016 for change of use on the ground floor to A3, which includes hot-food takeaway in Wales (Application No: 16/0635/FULL).

TENANCY SCHEDULE

Tenant – Papa Johns (GB) Limited

Lease Term – 15 year effectively full repairing and insuring lease from 10th November 2016, expiring 9th November 2031

Current Rent - £12,000 pax

Rent Reviews – 5 yearly with next RR 10th November 2021

Breaks – Tenant only break option 10th November 2026, subject to 6 months' notice.

COVENANT / TENANT FINANCIALS

Papa Johns (GB) Limited have 400+ stores trading in the UK. Their most recent submitted December 2017 accounts showed a gross profit of £19.39m and a turnover of £67.26m.

TENURE

999 year long leasehold interest from 10th November 2016 at £50 pa ground rent, payable to the freeholder.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

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PURCHASE PRICE

We are seeking offers in excess of £155,000 for the long leasehold interest, subject to the existing tenancy, reflecting a 7.62% net initial yield.

VAT

It is understood VAT is not payable on the purchase price.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: September 2019

