

Investment For Sale



55 - 56 Tredegar Street Risca, Newport NP11 6BW

- Freehold
- Located on the main arterial thoroughfare through Risca town centre
- Tenants currently in occupation on a 15-year lease (expiring 12th August 2036)

Location

The subject premises are located along the B4591 Tredegar Street, Risca being the main arterial thoroughfare through the town. Risca is well located being some 6-miles north of the M4 motorway. The property is well located in terms of prominence on a commercial basis.

Description

The subject property comprises a mid-terraced building of traditional rendered brick stone construction with an interlocking tiled roof having the benefit of a rear storage area and demised parking accessed from Tredegar Terrace.

The premises has pedestrian access from ground floor level leading into a sales display area with rear ground floor dispensary and stores. Part of the first floor is utilised by the Chemist as a rest room having three further storerooms with the remainder comprising a one-bedroom flat which is within the control and lease of the tenant.

Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Display Sales & Dispensary	65.12	701
Rear Dispensary 1	8.60	93
Rear Dispensary 2	8.44	91
Rear Stores	2.81	30
ITZA		650
Total Ground Floor Area	84.97	915
1st Floor		
Rest Room	7.92	85
Storeroom	31.11	335
Total 1st Floor Area	39.03	420

Car Parking

The property has demised parking to the rear accessed from Tredegar Terrace which leads onto Tredegar Street.

Tenure & Terms

The property is Freehold and currently occupied by Bestway National Chemist Limited T/A Well Pharmacy by way of a 15-year lease expiring on the 12th August 2036 at a current passing rental of £12,500 per annum exclusive. Tenant break option every 5th year of the term. A copy of the lease is available upon request.

Quoting Price

We are seeking offers in the region of **£185,000 (One Hundred and Eighty-Five Thousand Pounds)** for the freehold interest in the property.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C / 75. (Certificate N° 9252-4008-0586-0800-0591. Valid until 15th August 2028). A copy of the certificate is available upon request.

Rateable Value / Council Tax

Description: Shop & Premises

Current Rateable Value: £14,250

Effective date: 1st April 2023 to present

Council Tax: Band A

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Caerphilly County Borough Council – www.caerphilly.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

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**HUTCHINGS
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