

Pembroke Dock
21 & 21A Dimond
Street & 17 Gordon
Street
Dyfed
SA72 6JA

- **Freehold Retail and Residential Investment**
- Comprising two shops and two flats
- Town centre location
- Asset management opportunities
- No VAT applicable
- Rent Review 2015
- Total Current Rents Reserved
£21,500 pa
plus vacant possession
of two flats



Tenure

Freehold.

Location

Pembroke Dock is situated in south-west Wales on the A477 main road, some 30 miles west of Carmarthen, 10 miles south of Haverfordwest. The A477 main road provides access to the A40 and A48 dual carriageway which leads to Junction 49 of the M4 Motorway some 50 miles east of Pembroke Dock.

The property is situated in the town centre on the northern side of Dimond Street, an established retail thoroughfare, at its junction with Gordon Street. Occupiers close by include Betfred, Boots Pharmacy, Specsavers, Barclays, Greggs and The Post Office amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide two shops with two flats above.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------------|-----------------------|---|---|------------------------|---------------------------|
| 21 Dimond Street | Coral Estates Ltd (1) | Gross Frontage (inc. resi ent.) 11.43 m (37' 6") Net Frontage 7.37 m (24' 2") Shop Depth 10.11 m (33' 2") Built Depth 13.80 m (45' 4") Ground Floor 129.7 sq m (1,396 sq ft) Basement 42.60 sq m (459 sq ft) | 10 years from 18.02.2010 (2) Rent review every 3rd year IR & I | £12,000 p.a. | Rent Review 2016 |
| 21A Dimond Street | Card Craft | Gross Frontage 17.17 m (56' 4") Net Frontage 7.37 m (24' 2") Shop & Built Depth 11.13 m (36' 6") Ground Floor 182.6 sq m (1,966 sq ft) | 10 years from 25.07.2013 Rent review every 5th year IR & I Tenant option to break at the 5th anniversary of the term | £9,500 p.a. | Rent Review 2015 |
| First Floor Flat | Vacant | Comprising 4 Rooms, Kitchen and Bathroom | - | - | - |
| Second Floor Flat | Vacant | Comprising 3 Rooms, Kitchen and Bathroom | - | - | - |

(1) No. of Branches: 1,600. Website Address: www.coral.co.uk
(2) There is a tenant option to determine on 18th February 2015 upon six months' prior notice we are advised that no notice has been served by the tenant.

Total £21,500 p.a.



NB. The plan is for identification only. © Crown Copyright, ES 100004106