

**INVESTMENT
SALE**



16/18 HIGH STREET, ABERGAVENNY



K. Angela
73 772 309

newwave

INDUSTRIAL WAREHOUSE

BLUE CROSS

Nevill Street Elevation

LOCATION

The property is located in the affluent town of Abergavenny, Monmouthshire, approximately 37 miles north east of Cardiff.

Abergavenny is popular with both tourists and locals with fantastic access to the Brecon Beacons and beyond.

There are a number of events that take place annually such as the Abergavenny food festival.

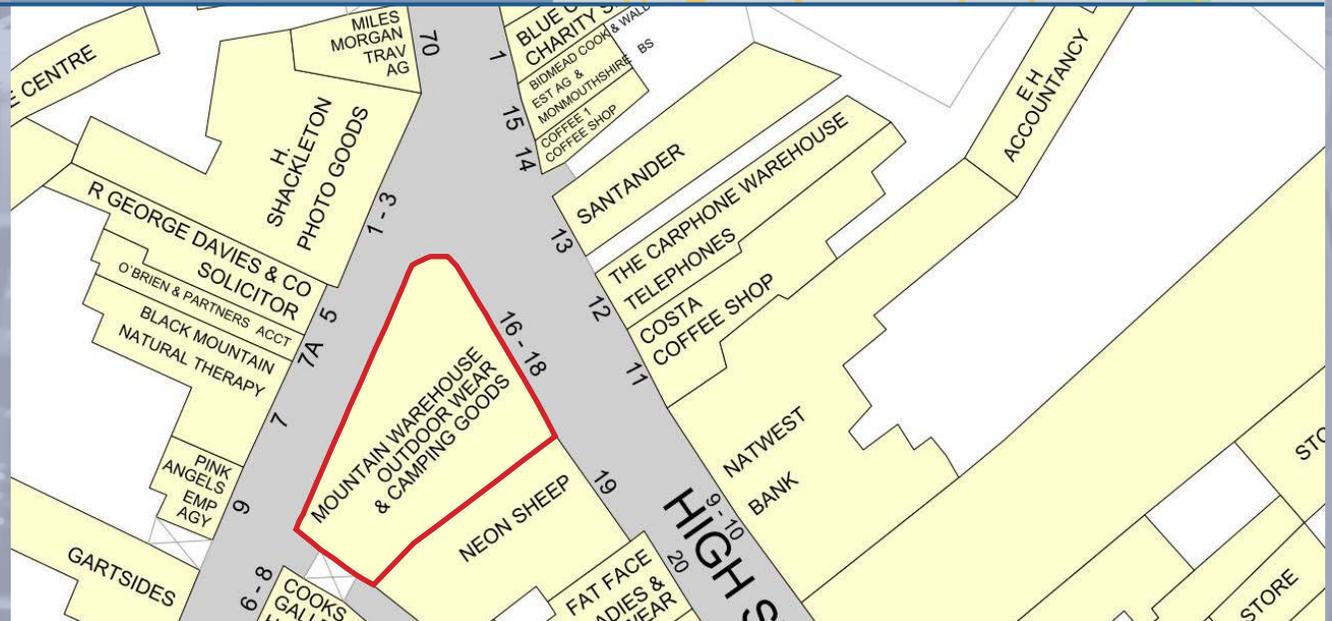
A poll by The Sunday Times 2018 named Abergavenny the second best place to live in Wales and an ideal place for lovers of the great outdoors being close to the Brecon Beacons and only an hour from the Gower Peninsular.



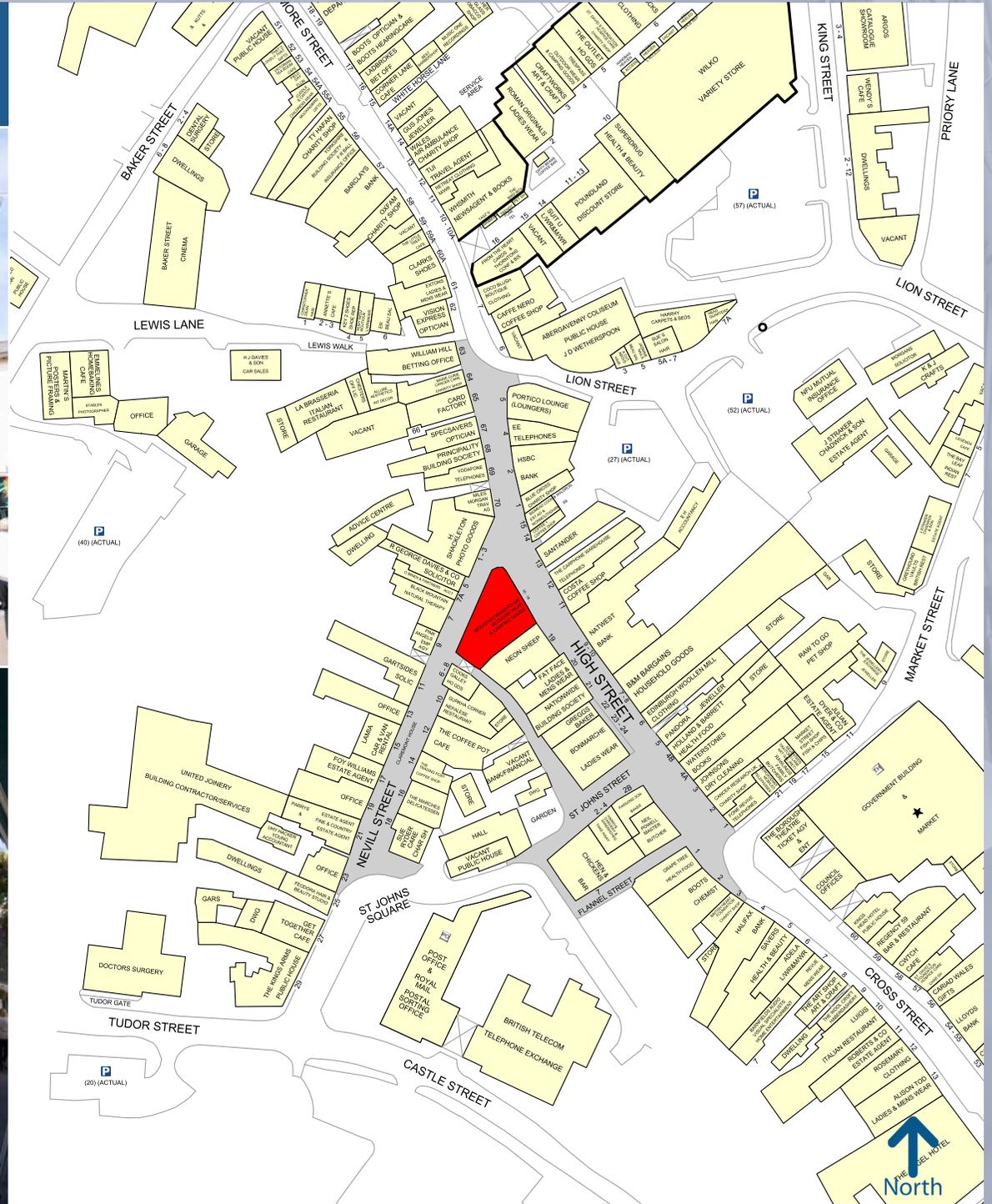
HIGH STREET

High Street is Abergavenny's prime retailing thoroughfare where national and local businesses are represented such as Fat Face, Café Nero and Pandora.

The property is situated in a 100% prime location on the corner of High Street and Nevill Street.



GOAD PLAN



DESCRIPTION

The property is a Grade 2 listed building comprising of ground floor and first floor retailing with basement ancillary.

ACCOMMODATION

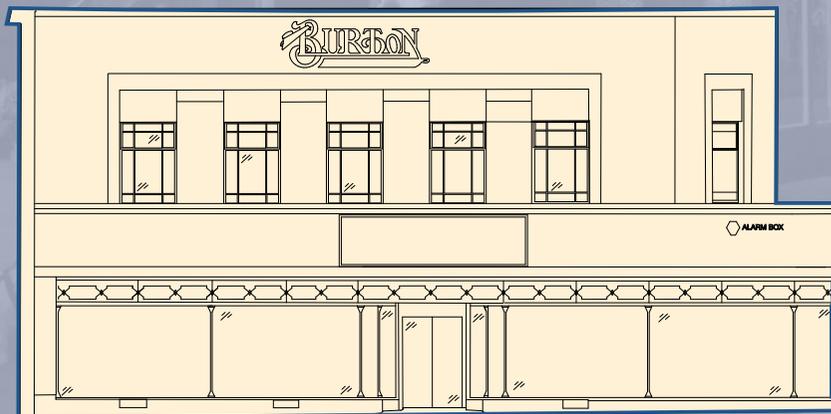
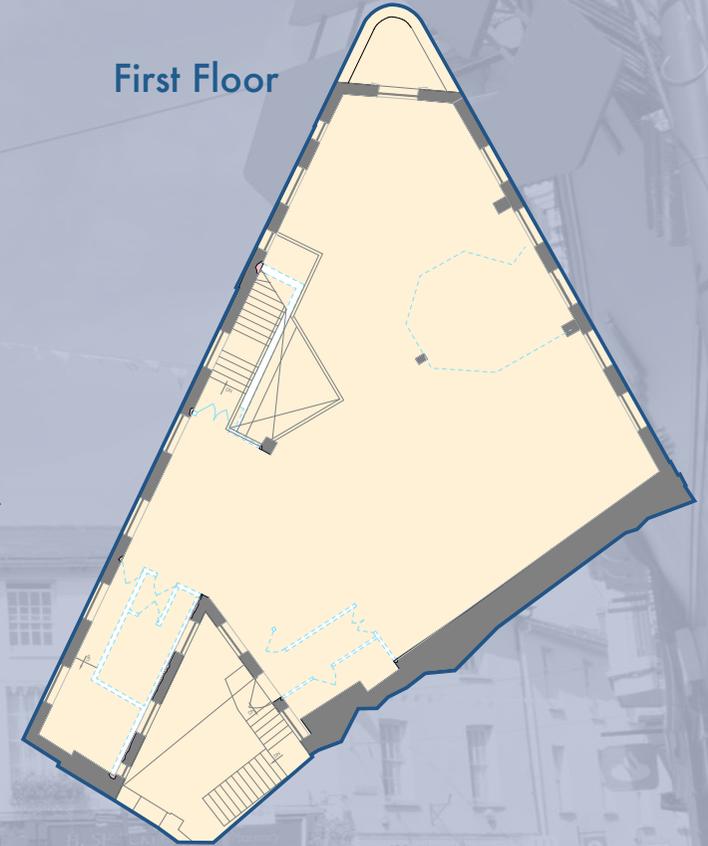
The property provides the following approximate areas:

Ground floor	2,690	sq ft	250	sq m
First floor	2,400	sq ft	223	sq m
Basement	930	sq ft	84	sq m
TOTAL	6,020	sq ft	557	sq m

Ground Floor



First Floor



High Street Elevation



Nevill Street Elevation

TENURE

The property is held freehold subject to the occupational lease to Mountain Warehouse Ltd for 10 years from 18th July 2019 subject to a 5 th year upward only review. The lease is drawn on Full repairing and insuring terms. The current rent being £85,000pa

TENANT COVENANT

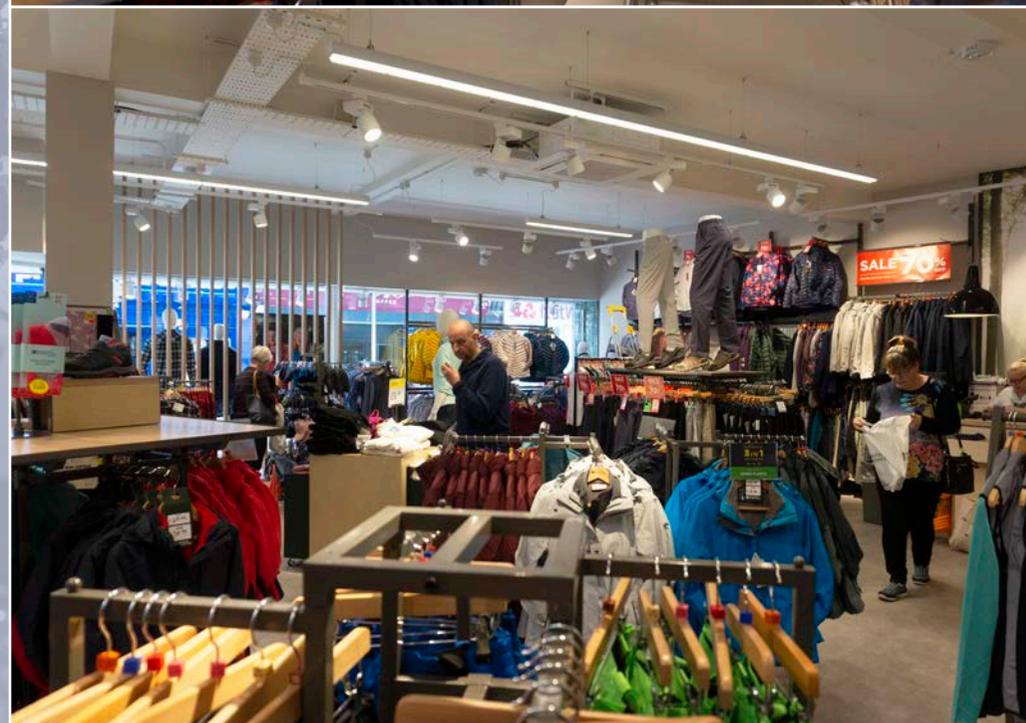
Mountain Warehouse is an outdoor retailer selling equipment and clothing for activities that include hiking, camping skiing, running and fitness, founded in 1997 it has grown currently operating 330 stores in the UK, Europe, New Zealand and America. The company has illustrated 22 years of unbroken revenue growth and is continuing to expand in the UK and America in particular. More information is available at www.mountainwarehouse.com.

Financial Highlights taken from Mountain Warehouse accounts published 25 February 2018 are:

	2018	2017
Turnover	£225,910,000	£184,781,000
Net Assets	£82,168,000	£67,865,000
Profit	£17,815,000	£17,912,000

PRICE

£1.3 million which reflects a net initial yield of 6.15% assuming 6.35% purchasers costs.







VAT

VAT is applicable. The transaction would be by way of a TOGC.

EPC

An EPC is available on request.

LEGAL COSTS

Each party to bear their own legal and professional costs in the transaction.

FURTHER INFORMATION

Via sole selling agents

emanueljones
chartered surveyors
029 2081 1581

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