



PROPERTY CONSULTANTS

FOR SALE

INVESTMENT OPPORTUNITY

CURRENT RENT RECEIVABLE: £22,500 PER ANNUM



MANOR GARAGE
ROGIET
MONMOUTHSHIRE NP26 3TA

0117 973 1474

E T PARKER PROPERTY CONSULTANTS & CHARTERED SURVEYORS
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

Telephone: 0117 973 1474 Fax: 0117 973 3172 Web: www.ETPproperty.co.uk

A list of Partners is available at the above address

LOCATION

- Located on Rogiet Road (B4245) the main road providing access to Caldicot from Magor in the County of Monmouthshire.
- Manor Garage is approximately 3 miles from the M4/M48 interchange (Junction 3) to the west.
- Chepstow is located approximately 6 miles east.

DESCRIPTION

- The property comprises a motorcycle MOT bay with tyre & exhaust sales area to the front with a workshop with general MOT station to the left hand side.
- The garage benefits from an extensive forecourt given over to the sale of used cars.
- There is also a smaller rear yard.
- Connected to mains water, drainage, gas and electricity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following approximate areas:-

Description	sq m	sq ft
Workshop	349.03	3,757
Bay	61.44	661
Canopy	34.07	367
Office	31.99	344
Net Internal Area	442.46	4,762

TENURE

Freehold subject to an occupational lease described below.

OCCUPATIONAL LEASE

Tenant:	Rogiet Car Centre Limited – an independent MOT test centre and car sales outfit.
Term:	15 years full repairing and insuring lease
Rent:	£22,500.00 per annum
Rent Reviews:	3 yearly – RPI linked (next review 29/09/2011)
Break Clause:	None
Start Date:	29 September 2008
Expiry Date:	28 September 2023
Guarantee:	Directors

Experian Credit Summary Score: A (very low risk)

PRICE

£210,000 representing a yield of 10.5%

BUSINESS RATES

The rating list entry with effect from April 2010 is:-

Description:	Garage & Premises
Rateable Value 2010	£13,250.00

PLANNING

We understand that the premises has planning consent B2 (general industrial) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

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

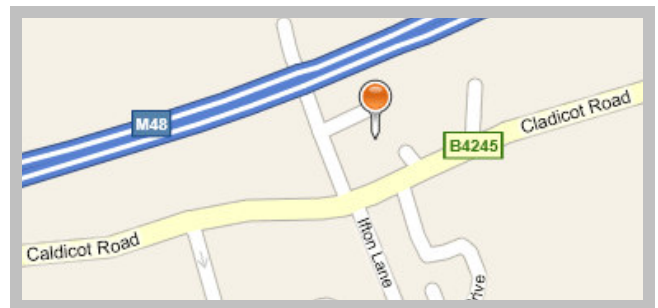
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and a copy can be obtained from the agents on request.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

Ed Le Masurier 0117 317 1729 edlemasurier@ETPproperty.co.uk	Julian Bladen 0117 317 1723 julianbladen@ETPproperty.co.uk
---	--

SUBJECT TO CONTRACT