

19a Commercial Street,  
**Aberdare CF44 7RW**  
Freehold Retail Investment

**Lot 81**

£3,500 per annum  
exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	49.02 sq m	(528 sq ft)	INDIVIDUAL	3 years from	£3,500	31/05/2020
First	Ancillary	19.56 sq m	(211 sq ft)	t/a Fancy Dress 4 U	01/06/2017		
Total		68.58 sq m	(739 sq ft)			£3,500	

**Key Details**

- Prominent pedestrianised town centre location fronting Commercial Street
- Within close proximity to town centre car parking and Aberdare Railway Station
- Nearby occupiers include Iceland, Boots the Chemist, Holland & Barrett and Shoe Zone

**On behalf of a Major Fund Manager**

**Location**

Miles: 19 miles north-west of Cardiff  
21 miles north-west of Newport  
Roads: M4, A470, A465  
Rail: Aberdare Railway Station  
Air: Cardiff International Airport

**Situation**

The property is situated on the north side of Commercial Street, close to its junction with Dean Street in Aberdare town centre. Nearby occupiers include Iceland, Boots the Chemist, Holland & Barrett and Shoe Zone.

**Description**

The property comprises a ground floor retail unit with first floor ancillary accommodation.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**



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**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Eversheds Sutherland**  
Amy Jones  
+44 (0)29 2047 7240  
amyjones@eversheds-sutherland.com