

Lot 38

£14,000 Per Annum
Exclusive

26 Whitcombe Street, Aberdare, Glamorgan CF44 7AU

Freehold Retail Investment with Change of Use Potential



Key Details

- Let to Aberdare Estate Agencies Limited
- Asset management opportunities including potential to negotiate new lease with tenant
- Potential Change of Use/Development Opportunity on the Upper Parts
- Nearby retailers include Iceland Foods, Boots Pharmacy, Greggs, B&M and The Works

Location

Miles: 22 miles north-west of Cardiff
Roads: A465, A470, M4
Rail: Aberdare
Air: Cardiff

Situation

Aberdare is a town in the Cynon Valley area approximately 22 miles north-west of Cardiff. The property is located in a prominent corner position on the east side of Whitcombe Street, at it's junction with Canon Street. The property is a short walk to Aberdare train station, with nearby retailers including Iceland Foods, Boots Pharmacy, Greggs, B&M and The Works.

Description

The property comprises a three storey building arranged as a ground floor shop with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

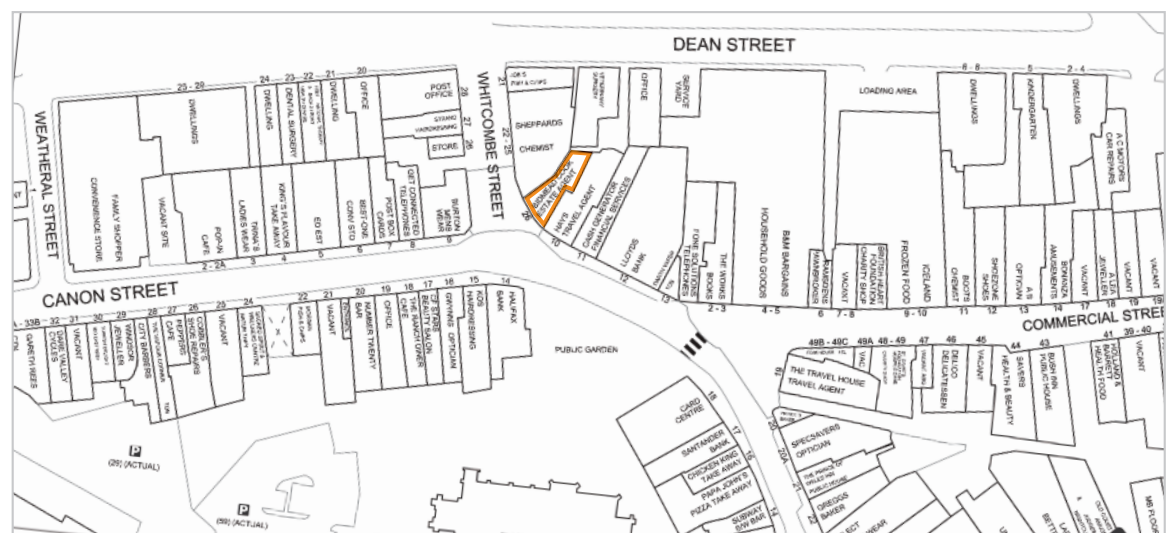
Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	74.41 sq m (801 sq ft)	ABERDARE ESTATE AGENCIES LIMITED	5 years from 26/05/2014	£14,000
First	Ancillary	43.36 sq m (467 sq ft)	t/a Bidmead Cook Sales & Lettings (1)	(Holding Over) (2)	
Second	Ancillary	38.28 sq m (412 sq ft)			
Total		156.05 sq m (1,680 sq ft)			£14,000

- (1) Alan Bidmead and Jeffrey Cook have worked together in their local estate agency market for over 30 years and set up their own estate agency business in 2001. The business grew rapidly and is currently the largest estate agency business within the region having 11 branches all set in prominent High Street locations including Ross-on-Wye, Lydney, Cinderford, Coleford, Abergavenny, Crickhowell, Brynmawr, Ebbw Vale, Merthyr Tydfil, Bridgend and Aberdare* (www.bidmeadcook.co.uk).
- (2) The tenant has served a S26 notice proposing a 5 year renewal with a tenant option to determine at the third anniversary of the term, at a rent of £6,000 pax.



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