

# Lot 21

£35,136.22 Per Annum  
Exclusive

## Civic Amenity Site, St. Margarets Park, Pengam Road, Aberbargoed, Caerphilly CF81 9FW

Freehold Civic Amenity Site



### Key Details

- Let to Caerphilly County Borough Council
- Let until 2030 (no breaks)
- 5 yearly uncapped upward only RPI linked rent reviews
- Approximately 0.275ha (0.68 acre)
- Rare Opportunity to purchase Council let Civic Amenity Site

### Location

**Miles:** 0.5 miles north-east of Bargoed  
8 miles north of Caerphilly  
20 miles north of Cardiff

**Roads:** A4049, A469

**Rail:** Bargoed Train Station,  
Gilfach Fargod Train Station

**Air:** Cardiff Airport, Bristol Airport

### Situation

The site is located at the rear of St Margaret's Park adjoining the well established Bowen Industrial Estate. The site is accessed via Pengam Road (A4049), the principal thoroughfare through Aberbargoed.

### Description

The property comprises a site of approximately 0.275ha (0.68 acre) currently used as a borough council household waste recycling centre.

### Tenure

Freehold.

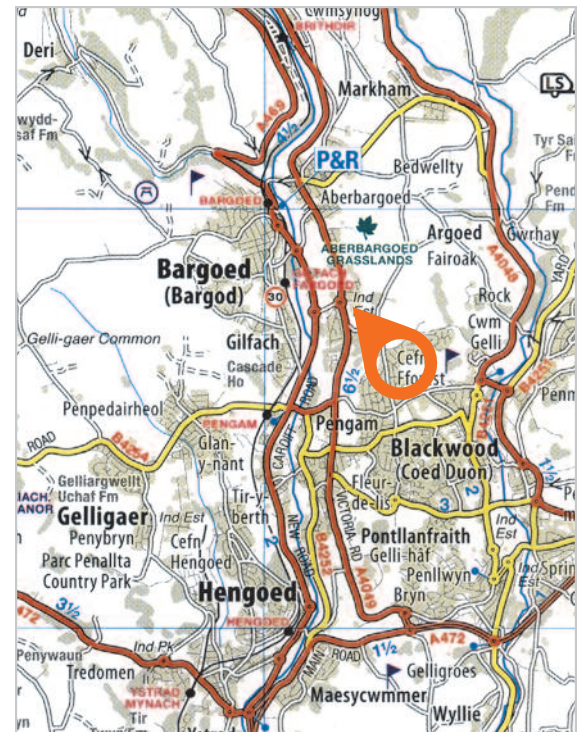
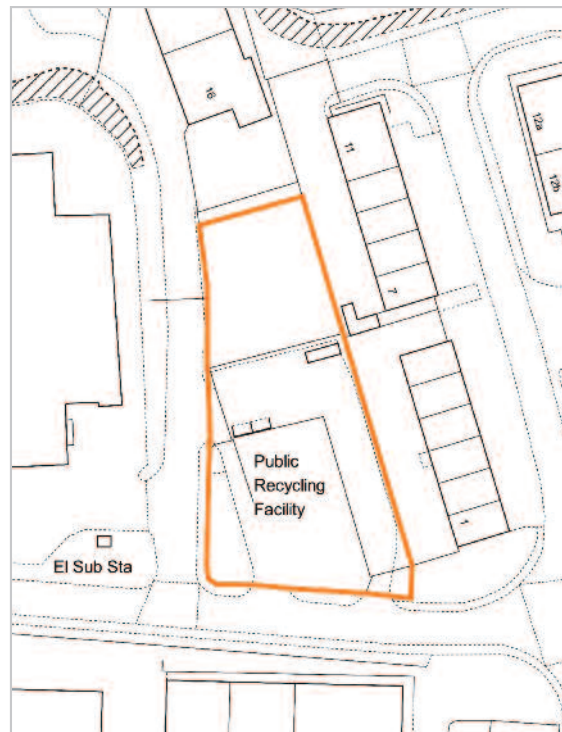
### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Use	Site Area	Tenant	Term	Rent p.a.x.	Reviews
Recycling Centre	0.275 ha (0.68 acre)	CAERPHILLY COUNTY BOROUGH COUNCIL	25 years from 20/07/2005 on a full repairing and insuring lease	£35,136.22	5 yearly uncapped upward only RPI linked rent reviews
<b>Total</b>				<b>£35,136.22</b>	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
david.margolis@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
+44 (0)7824 705 955  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Ashfords LLP**  
Ross Carter  
+44 (0)20 7544 2476  
r.carter@ashfords.co.uk