

**Lot 21, Abercwmboi Medical Practice, 1 - 3 John Street, Abercwmboi,  
Aberdare CF44 6BL**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



# Lot 21, Abercwmboi Medical Practice, 1 - 3 John Street, Abercwmboi, Aberdare CF44 6BL

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## Property Information

### Freehold Medical Centre Investment

- Medical Centre let on a NEW 10 year lease
- Rent Review at the 5th Year
- Onsite Car Parking
- Nearby a Sheppards Pharmacy
- Predominately Residential Suburb
- VAT-free investment

**Auction** 17/Feb/2022  
**Lot** 21

**Status** Available  
**Rent** £49,250 per Annum Exclusive

**Auction Venue** Live Streamed Auction  
**Sector** Medical/Healthcare

### Location

**Miles** 17 miles north-west of Cardiff  
**Roads** A4059, B4275,  
**Rail** Cwmbach Train Station  
**Air** Cardiff Airport

### Situation

The property is situated in the village of Abercwmboi on the B4275 (Cardiff Road) adjacent a Pharmacy. The local area is a predominantly residential suburb with local convenience stores, a Post Office and takeaways.

### Tenure

Freehold.

### Description

Comprises a Medical Centre arranged over ground, first and basement floors on 0.18 acres with 12 car parking spaces.  
([www.abercwmboimedicalpractice.co.uk](http://www.abercwmboimedicalpractice.co.uk))

### VAT

VAT is not applicable to this lot.

### Completion Period

6 Week Completion

### EPC

The EPC will be available to view online in the solicitor's legal pack.

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Rent Review
Ground First Basement	Medical Medical/ Ancillary -	212.70 sq m (2,289 sq ft) 202.90 sq m (2,184 sq ft) 5.40 sq m (58 sq ft)	INDIVIDUALS t/a Abercwmboi Medical Centre	10 years from completion	£49,250	2027
<b>Total</b>		<b>421 sq m (4,531 sq ft)</b>			<b>£49,250</b>	

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## Contacts

### Acuitus

**Charlie Powter**  
+44 (0)20 7034 4853  
+44 (0)7768 120904  
[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Peter Mayo**  
+44 (0)20 7034 4864  
+44 (0)7833 459318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

### Seller's Solicitors

**Hugh James Solicitors**  
Two Central Square  
Cardiff  
CF10 1FS

**John Hussey**  
020 7936 3453  
[john.hussey@hughjames.com](mailto:john.hussey@hughjames.com)

### Associate Auctioneers

**Rapleys LLP**  
70 Pall Mall  
London  
SW1Y 5JG

**Martin Carey**  
0207 255 8085  
[martin.carey@rapleys.com](mailto:martin.carey@rapleys.com)

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