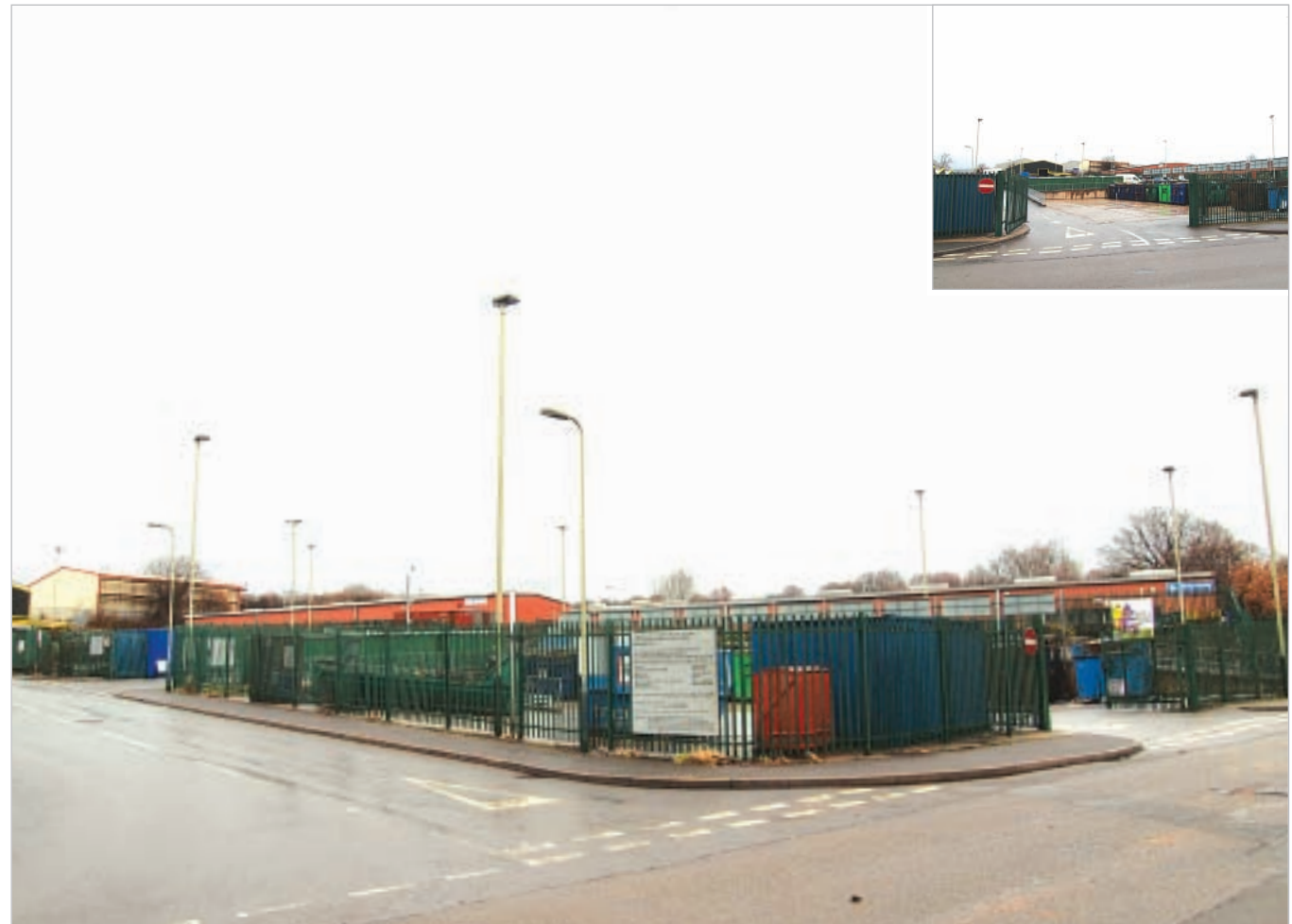
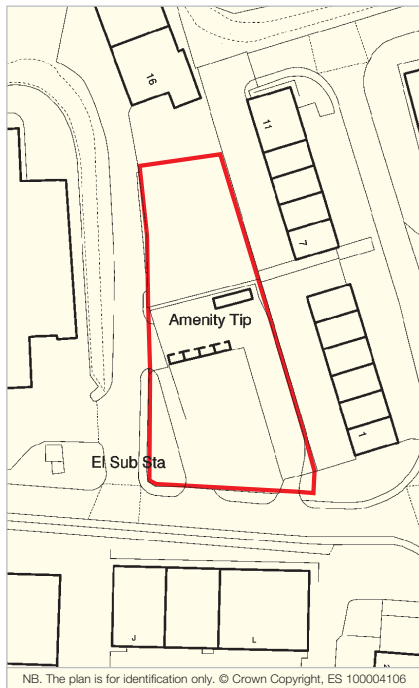
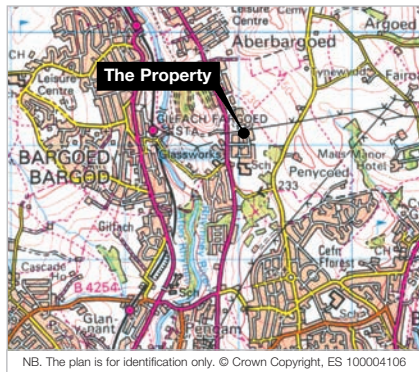


Aberbargoed Site at Bowen Industrial Estate Pengam Road Caerphilly CF81 9FW

- **Freehold Amenity Site**
- Let to Caerphilly County Borough Council
- Lease expires 2030
- Rent Review 2015 RPI linked
- Current Rent Reserved

£26,901 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Aberbargoed is located approximately ½ mile north-east of Bargoed town centre and approximately 8 miles north of Caerphilly and 20 miles north of Cardiff. The town is situated on the A4049 which provides good access to the M4 motorway at Junction 32 and Cardiff via the A469 and A470.

The site is located at the rear of St Margaret's Park on Bowen Industrial Estate in Aberbargoed. The site is accessed directly off the main estate roadway. Bowen Industrial Estate fronts Pengam Road (A4049), the principal thoroughfare through Aberbargoed which links Pontllanfraith with New Tredegar.

Occupiers close by include Barloworld – Scientific Limited and Planet Fitness.

Description

The property comprises a site of some 0.275 hectares (0.68 acres) currently used as a local authority domestic waste disposal site. The lessees have installed concrete bunkers/raised roadway, tarmaced the yard and erected palisade boundary fencing.

Site Area

0.275 Hectares (0.68 Acres)

Tenancy

The property is at present let to CAERPHILLY COUNTY BOROUGH COUNCIL for a term of 25 years from 20th July 2005 at a current rent of £26,901 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term to the increase in RPI and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor D Hollingworth Esq, Andrew & Co. Tel: (01636) 673743 Fax: (01636) 705506
e-mail: david.hollingworth@andrew-solicitor.co.uk