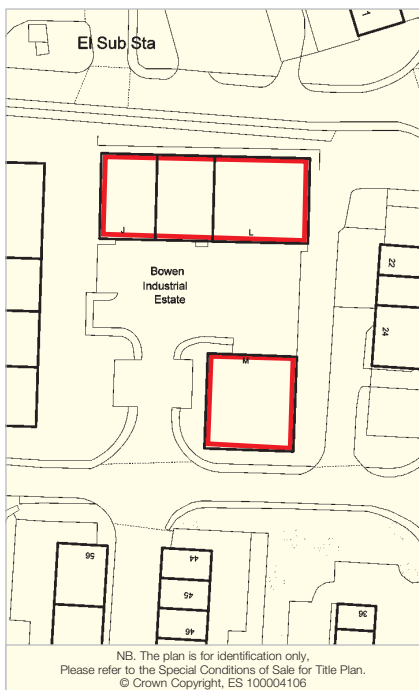


Aberbargoed Bowen Industrial Estate Mid Glamorgan CF81 9EP

- **Freehold Industrial and Leisure Investment**
- Comprises a terrace of three units and single detached unit
- Established industrial estate
- Fixed increases (Units L and M)
- Total Current Rents Reserved
£44,500 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location

Aberbargoed is 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 unit is situated in a light industrial area to the south of Aberbargoed and to the east of Bargoed within the Bowen Industrial Estate which is accessed from the A4049.

Description

The property comprises three modern single storey light industrial buildings arranged as a terrace of three units (Units J, K and L) which are presently used as a gym plus a separate detached unit (Unit M) which provides a warehouse and offices. Each unit benefits from good service access and parking in the area fronting the buildings.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 132 Aberbargoed**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units J & K	David Gareth Jones (t/a Planet Fitness) (1)	Ground Floor 544.20 sq m (5,858 sq ft) First Floor 105.60 sq m (1,137 sq ft)	10 years from 13.12.2006 Rent review in the 5th year	£21,000 p.a.	Reversion 2016
Unit L	David Gareth Jones (t/a Planet Fitness) (1)	Ground Floor 459.20 sq m (4,943 sq ft) First Floor 84.00 sq m (904 sq ft)	5 years from 24.02.12	£9,000 p.a.	Rent Increases to: £12,500 on 24.02.2013 £14,400 on 24.02.2014 £16,000 on 24.02.2015 £16,500 on 24.02.2016
Unit M	SHS Safety Ltd (2)	Ground Floor 460.00 sq m (4,952 sq ft) First Floor 62.25 sq m (670 sq ft)	5 years from 26.05.2011 Tenant's option to break 26.05.2014	£14,500 p.a.	Rent Increases to: £16,500 on 26.05.2014 £17,500 on 26.05.2015

(1) Website Address: www.planet-fitness.co.uk.
(2) Website Address: www.shssafety.net.

Total 1,715.25 sq m (18,464 sq ft)

Total £44,500 p.a.

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 Amy Allen, Dundas & Wilson LLP. Tel: 0207 759 3614 Fax: 0207 240 2448 e-mail: amy.allen@dundas-wilson.com