

# Aberdare

## 11 Commercial Street

### Mid Glamorgan

### CF44 7RW

- Well Located Freehold Shop Investment
- Let to Boots UK Limited on a lease expiring in 2017
- Pedestrianised town centre location
- No VAT applicable
- Reversion 2017
- Current Rent Reserved

**£18,500 pa <sup>(1)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Aberdare is located 27 miles north-east of Swansea and 25 miles north-west of Cardiff. The town is served by the A465 dual carriageway and the A4095 (Cardiff Road).

The property which is located in a conservation area, is well situated in the town centre on the pedestrianised Commercial Street. Occupiers close by include Dorothy Perkins, Superdrug, Shoe Zone, Iceland, B & M Bargains, Thomson Travel Agent, Lloyds TSB and Greggs.

### Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit and store room together with an office and staff facilities room on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	6.55 m	(21' 6")
Net Frontage	6.05 m	(19' 10")
Shop Depth	20.58 m	(67' 6")
Built Depth	32.39 m	(106' 3")
Ground Floor	168 sq m	(1,808 sq ft)
First Floor	31 sq m	(334 sq ft)
Total	199 sq m	(2,142 sq ft)

### Tenancy

The entire property is at present let to BOOTS UK LIMITED for a term of 5 years without review from 5th October 2012 at a current rent of £18,500 per annum, exclusive of rates (1). The lease contains full repairing and insuring covenants.

(1) The current passing rent is £13,875 pa and there is a fixed increase to £18,500 pa on 5th October 2013. The vendor will top up the rent to £18,500 pa from completion until 5th October 2013 by way of a reduction in the purchase price.

### Tenant Information

No. of Branches: 2,550.

Website Address: [www.boots.com](http://www.boots.com)

For the year ended 31st March 2012, Boots UK Limited reported a turnover of £6,354,000,000, a pre-tax profit of £240,000,000, shareholders' funds of £982,000,000 and a net worth of £234,000,000. (Source: riskdisk.com 09.01.2013.)

### VAT

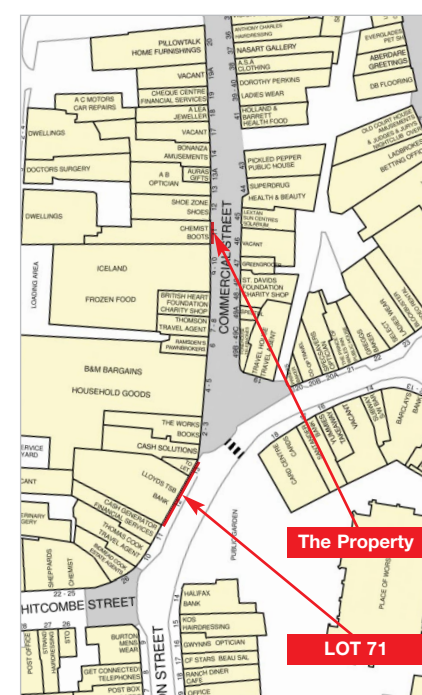
VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



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

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