



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 is situated in Aberdare town centre on a pedestrianised retail street close to the main town centre car park.

Occupiers close by include Savers, Boots, Thompson, Burton, Lloyds Bank, Thomas Cook, Halifax, Santander, Subway, Barclays, Greggs and many more notable retailers.

Description

The property is arranged on ground, first and second floors, to provide a shop on the ground floor, with storage on the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	7.30 m	(23' 11")
Net Frontage	6.20 m	(20' 4")
Shop Depth	19.40 m	(63' 8")
Built Depth	28.00 m	(91' 10")
Ground Floor	151.30 sq m	(1,629 sq ft)
First Floor	53.40 sq m	(574 sq ft)
Second Floor	49.10 sq m	(528 sq ft)
Total	253.80 sq m	(2,732 sq ft)

Tenancy

The entire property is at present let to THE WORKS STORES LTD for a term of 10 years from 22 April 2016 at a current rent of £20,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to break in the fifth year. (1)

Tenant Information

No. of Branches: 330.

Website Address: www.theworks.co.uk

For the year ended 26th April 2015, The Works Stores Ltd reported a turnover of £141.7m, a pre-tax profit of £6.7m, shareholders' funds of £18.7m and a net worth of £16.8m.

(Source: riskdisk.com 15.04.2016.)

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Aberdare

2/3 Commercial Street Mid Glamorgan CF44 7RW

- Freehold Shop Investment
- Town centre location
- New 10 year lease (1)
- Let to The Works Stores Ltd
- Rent Review 2021
- Reversion 2026 (1)
- Current Rent Reserved

£20,000 pa

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Administrators of Alard
Investments Ltd being Sarah
Rayment and Shay Bannon of



LLP who act as agents and
without personal liability

