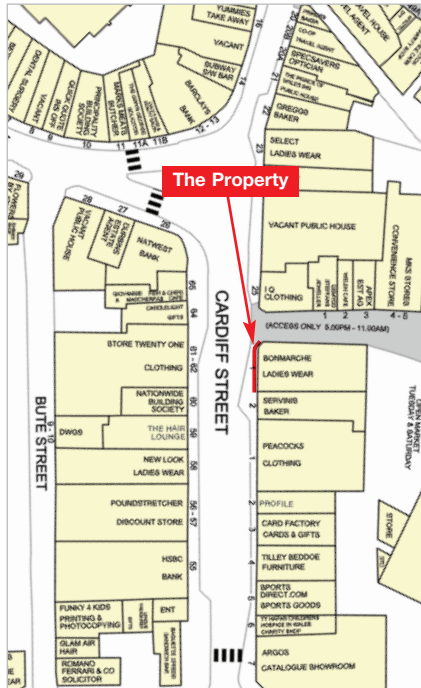


Aberdare

1 Cardiff Street Mid Glamorgan CF44 7DS

- **Prominent Freehold Shop Investment**
- Let to Bon Marché Limited
- Lease expiring 2021
- Pedestrianised town centre location close to Barclays Bank, NatWest and Peacocks
- Rent Review 2016
- Current Rent Reserved
£47,500 pa

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 is located on Cardiff Street in the town centre and occupies a prominent corner position at its junction with Market Street, which is pedestrianised. Occupiers close by include Barclays Bank, NatWest, Nationwide Building Society, New Look, Argos, HSBC, Peacocks, Shoefayne, Ladbrokes and Sports Direct.

Description
This prominent property is arranged on basement, ground and two upper floors to provide a large ground floor shop with first floor staff/storage. The second floor is accessed via a hatchway and is not used. The basement is accessed externally from the rear. The property benefits from a return frontage to Market Street.

The property provides the following accommodation and dimensions:

Gross Frontage	10.25 m	(33' 7")
Net Frontage	9.60 m	(31' 6")
Splay	1.70 m	(5' 7")

Gross Return Frontage	25.10 m	(82' 4")
Shop & Built Depth	25.50 m	(83' 8")
Basement	194.5 sq m	(2,094 sq ft)
First Floor	199 sq m	(2,142 sq ft)
Second Floor	169 sq m	(1,819 sq ft)

Tenancy
The entire property is at present let to BON MARCHÉ LIMITED for a term of 15 years from 30th May 2006 at a current rent of £47,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
Bon Marché was founded in 1982 and currently trades from over 264 stores throughout the UK. For the year ended 31st March 2014, Bon Marché Ltd reported a turnover of £164.294m, a pre-tax profit of £9.467m and a net worth of £14.651m. (Source: Experian 11.11.2014.) Website: www.bonmarche.co.uk

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.