

## Abertillery Anvil Court NP13 1DB

- **Modern Virtual Freehold Office Investment**
- Town centre location
- Modern office totalling 2,685.9 sq m (28,911 sq ft) with 180 car parking spaces (1)
- Let to Blaenau Gwent County Borough Council
- Lease expiry December 2025 (no breaks)
- Rent Review 2020
- Total Current Gross Rents Reserved  
**£201,550 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Leasehold. Held by the Blaenau Gwent County Borough Council (thus having a peppercorn rent). The property is shown on the plan, featuring a multi-storey car park.

The property is situated in Ebbw Fach, a valley in the Brecon Beacons National Park. It is located approximately 27 miles north of Cardiff. The property is situated on the A467 main road, connecting to the M4. The property is located in the centre of the town, close to all the amenities including the medical centre, business centre, library and shops on Church Street (main retail pitch).

The property is arranged on ground and one upper floor to provide offices comprising air conditioning, raised floors, suspended ceilings and category 6a cabling. The property benefits from a lift serving both floors and the Church Street frontage, which in turn leads to multistorey car parking in which the tenant has the right to use 120 spaces under a licence. There are a further 60 car parking spaces available to let (1). In total there are 180 parking spaces.

The property provides the following accommodation and dimensions:

<b>Ground Floor Useable</b>	<b>1,243.7 sq m</b>	<b>(13,387 sq ft)</b>
<b>Ground Floor Limited Use</b>	<b>89.8 sq m</b>	<b>(966 sq ft)</b>
<b>First Floor Useable</b>	<b>1,264.6 sq m</b>	<b>(13,613 sq ft)</b>
<b>First Floor Limited Use</b>	<b>87.8 sq m</b>	<b>(945 sq ft)</b>
<b>Total Office Area</b>	<b>2,685.9 sq m</b>	<b>(28,911 sq ft)</b>

### Tenancy

The property is at present let to BLAENAU GWENT COUNTY BOROUGH COUNCIL for a term of 20 years from 16th December 2005 at a current rent of £198,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Within the lease the tenant has the right to use 120 car parking spaces. Part of the ground floor storage area is let to an individual for 3 years from 3rd June 2016 at £3,550 per annum.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://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** Jeremy Lee, Myerson Solicitors. Tel: 0161 941 4000 e-mail: [jeremy.lee@myerson.co.uk](mailto:jeremy.lee@myerson.co.uk)





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