

# Aberdare

## The Palladium Bingo Club

### Canon Street

### Mid Glamorgan

### CF44 7AT

- **Freehold Leisure Investment**
- Comprising a bingo hall
- Potential for conversion to alternative use
- Rent Review 2011
- Current Rent Reserved  
**£28,840 pa**

On the Instructions of  
**David Matthew Hammond and  
Graham Douglas Frost of  
PricewaterhouseCoopers**  
appointed as Joint  
**Administrators of Castlemore  
Ventures Limited**

**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 situated in a Conservation Area in the town centre and occupies a prominent corner position on the north side of Canon Street, at the junction with Weatherall Street.

Occupiers close by include Manpower, Best One, Burtons and Halifax.

## Description

The property is arranged on ground floor, raised area, mezzanine and balcony. The ground floor provides entrance foyer, bingo hall, storage and WCs. The mezzanine comprises a lobby and WCs, the raised areas, storage, office and ancillary storage. The balcony provides tiered seating.

The property provides the following gross internal floor areas:

<b>Gross Frontage</b>	<b>16.5 m</b>	<b>(54' 2")</b>
<b>Built Depth</b>	<b>36.2 m</b>	<b>(118' 9")</b>
<b>Ground Floor</b>	<b>530 sq m</b>	<b>(5,705 sq ft)</b>
<b>Mezzanine</b>	<b>94 sq m</b>	<b>(1,011 sq ft)</b>
<b>Raised Area</b>	<b>97 sq m</b>	<b>(1,044 sq ft)</b>
<b>Balcony</b>	<b>269 sq m</b>	<b>(2,895 sq ft)</b>
<b>Total Gross Internal Area</b>	<b>990 sq m</b>	<b>(10,655 sq ft)</b>

## Tenancy

The entire property is at present let to TOP TEN BINGO LIMITED for a term of 25 years from 29th September 2001 at a current rent of £28,840 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

Website: [www.topten-bingo.com](http://www.topten-bingo.com)

Top Ten Bingo operate from 24 branches.

(Source: Company Director 15.09.2011)

## Planning

The property may be suitable for redevelopment/conversion to commercial and residential use subject to obtaining all necessary consents. In this regard, discussions have taken place with the council. Feasibility sketches and a response from the council is available from the Auctioneers.

Rhondda Cynon Taf County Borough Council. Tel: (01443) 494 744

## 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)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 136 Aberdare**.