



### 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 in the town centre on the east side of Victoria Square, at its junction with Cardiff Street and Canon Street. Aberdare Rail Station, which has hourly services to Cardiff (1 hour), is approximately 300m away.

Occupiers close by include Betfred and Greggs (both adjacent), Specsavers, Barclays and Subway (both opposite), Iceland, B&M Bargains, New Look and Wilko, amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation and storage on the first and second floors.

The property provides the following accommodation and dimensions:

Ground Floor	154.10 sq m	(1,659 sq ft)
First Floor	54.50 sq m	(587 sq ft)
Second Floor	67.50 sq m	(727 sq ft)
<b>Total</b>	<b>276.10 sq m</b>	<b>(2,973 sq ft)</b>

### Tenancy

The entire property is at present let to GENUS UK LIMITED (t/a Select) on a Tenancy at Will at a current rent of £25,000 per annum, subject to a rolling mutual break option on 1 month's notice. The lease contains full repairing and insuring covenants.

### Tenant Information

Select currently trades from over 180 stores throughout the UK. Website: [www.selectfashion.co.uk](http://www.selectfashion.co.uk)

For the year ended 4th June 2016, Genus UK Limited reported a turnover of £81,264,464, a pre-tax loss of £1,589,889, shareholders' funds of £1,445,633 and a net worth of £1,320,631. (Source: Experian 04.01.2018.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Aberdare

### 23 Victoria Square Mid Glamorgan CF44 7LB

- **Freehold Shop Investment**
- Let to Genus UK Limited (t/a Select) on a Tenancy at Will
- Prominent town centre location between Greggs and Betfred
- Comprises 276.10 sq m (2,973 sq ft) of accommodation
- Current Rent Reserved  
**£25,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

