

Ebbw Vale Units F-K Crown Business Park Gwent NP22 4EF

- Freehold Industrial Investment
- Established industrial location
- Comprising 6 industrial units totalling 1,400 sq m (15,063 sq ft)
- Asset management opportunity
- Total Current Rents Reserved
£55,500 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location

Ebbw Vale is the largest town and administrative centre of Blaenau Gwent and together with Brynmawr has a population of 33,000. This South Wales town lies on the Ebbw River 20 miles north of Cardiff on the edge of the Brecon Beacons. The town lies on the A4046 and to the south of the A465. Junction 28 of the M4 motorway is accessed via the A467, 20 miles to the south. The property is situated to the north of Ebbw Vale in the Dukestown District. Crown Business Park is located to the south of the A465 (Heads of the Valley's Trunk Road) which links the A4048 and the A4046. There are a number of local occupiers nearby.

Description

The property comprises six single storey industrial units totalling some 1,400 sq m (15,069 sq ft) within the Crown Business Park. The property benefits from car parking.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

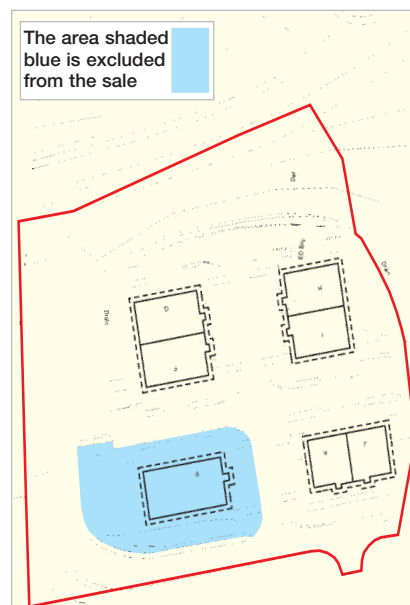
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter

Lot 159 Ebbw Vale.



The area shaded blue is excluded from the sale



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
F	A & L Jones (t/va Approved Product Treatment Ltd)	Ground Floor 274 sq m (2,948 sq ft)	5 years from 01.01.1999 (1)	£10,750 p.a.	Holding over (1)
G	Andrew Bernard and Elaine Hardwick Moseley (t/va Ace Theatrical Costumes)	Ground Floor 274 sq m (2,948 sq ft)	5 years from 03.11.2010 (2) FR & I	£12,750 p.a.	Reversion 2015
H	Natural Innovation Ltd	Ground Floor 240 sq m (2,585 sq ft)	5 years and 2 months from 05.09.2011 (3)	£9,000 p.a.	Rising to £10,000 on 05.09.2013
I	Reflex Wales Ltd	Ground Floor 240 sq m (2,582 sq ft)	5 years from 20.07.2007 FR & I	£11,000 p.a.	Holding over
J & K	Hilary McPherson	Ground Floor 372 sq m (4,000 sq ft)	5 years from 28.07.2011 (4) FR & I	£12,000 p.a.	Rising to £16,000 on 28.07.2013
		Total Floor Area 1,400 sq m (15,063 sq ft)			

Total £55,500 p.a.

(1) Terms out to renew until December 2012.
(2) Tenant option to break 02.11.2013.
(3) Tenant option to break 05.09.2013.
(4) Mutual option to break 28.07.2012.

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 Ms Amy Allen, Dundas & Wilson LLP. Tel: 0207 759 5738 Fax: 0207 240 2448 e-mail: amy.allen@dundas-wilson.com

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