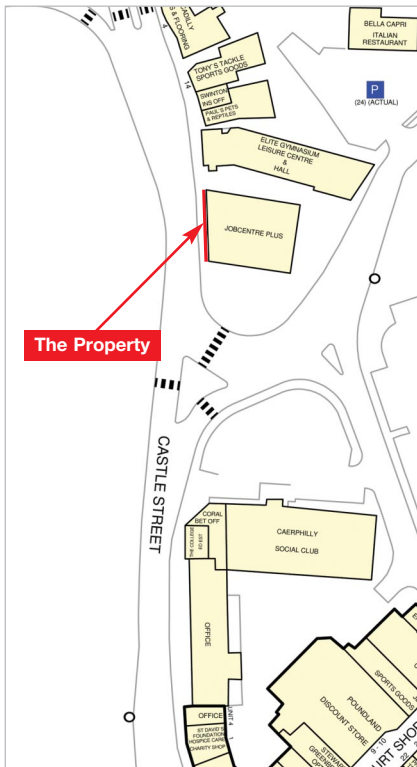


Caerphilly

Job Centre Castle Street South Wales CF83 1UA

- **Freehold Office Investment**
- Let to The Secretary of State for the Environment (t/a Job Centre)
- Comprises 703.5 sq m (7,572 sq ft)
- Lease expires 2018
- Rent Review 2013
- Current Rent Reserved
£78,150 pa



Tenure
Freehold.

Location
Caerphilly, with a population approaching 30,000, is situated at the base of the Rhymney Valley and is famous for its 13th century castle. The town is located 7 miles north of Cardiff and 12 miles west of Newport. The A468 and A469 serve the town and link to Junction 28 of the M4 motorway. The property is situated on Castle Street, at its junction with Bedwas Road, Nantgarw Road and Ton y-Felin Road within the town centre, close to Castle Court Shopping Centre and Caerphilly Castle. Occupiers close by include Coral, Lloyds Pharmacy and Morrisons and in the nearby Castle Shopping Centre, Argos, Boots, Holland and Barrett, Poundland and Costa.

Description
The property comprises an office presently used as a Job Centre and is arranged on ground and first floors. There is also a plant room and fire exit on the lower ground floor at the rear of the property. Internally the property benefits from carpeted floors, underfloor trunking, suspended ceilings and air conditioning units (tenant's improvement). There are also WC facilities on each floor (ground – male and disabled, first – female) and a passenger lift. Externally there are 6 car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor	374.5 sq m	(4,031 sq ft)
First Floor	329.0 sq m	(3,541 sq ft)
Total (net internal)	703.5 sq m	(7,572 sq ft)

Tenancy
The entire property is at present let to THE SECRETARY OF STATE FOR THE ENVIRONMENT for a term of 25 years from 24th June 1993 at a current rent of £78,150 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (while the lease is held by a Government Body, as at present, the Tenant carries its own insurance risk). We understand the present occupier is The Secretary of State for Works and Pensions, acting through Trillium (Prime) Property GP Limited.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 89 Caerphilly**.

Energy Performance Certificate
EPC Rating 81 Band D (copy available on website).