

FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING 3 ADJOINING UNITS LET ON NEW 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 15, 16 & 17 Bowen Industrial Estate, Blackwood, Caerphilly CF81 9EP

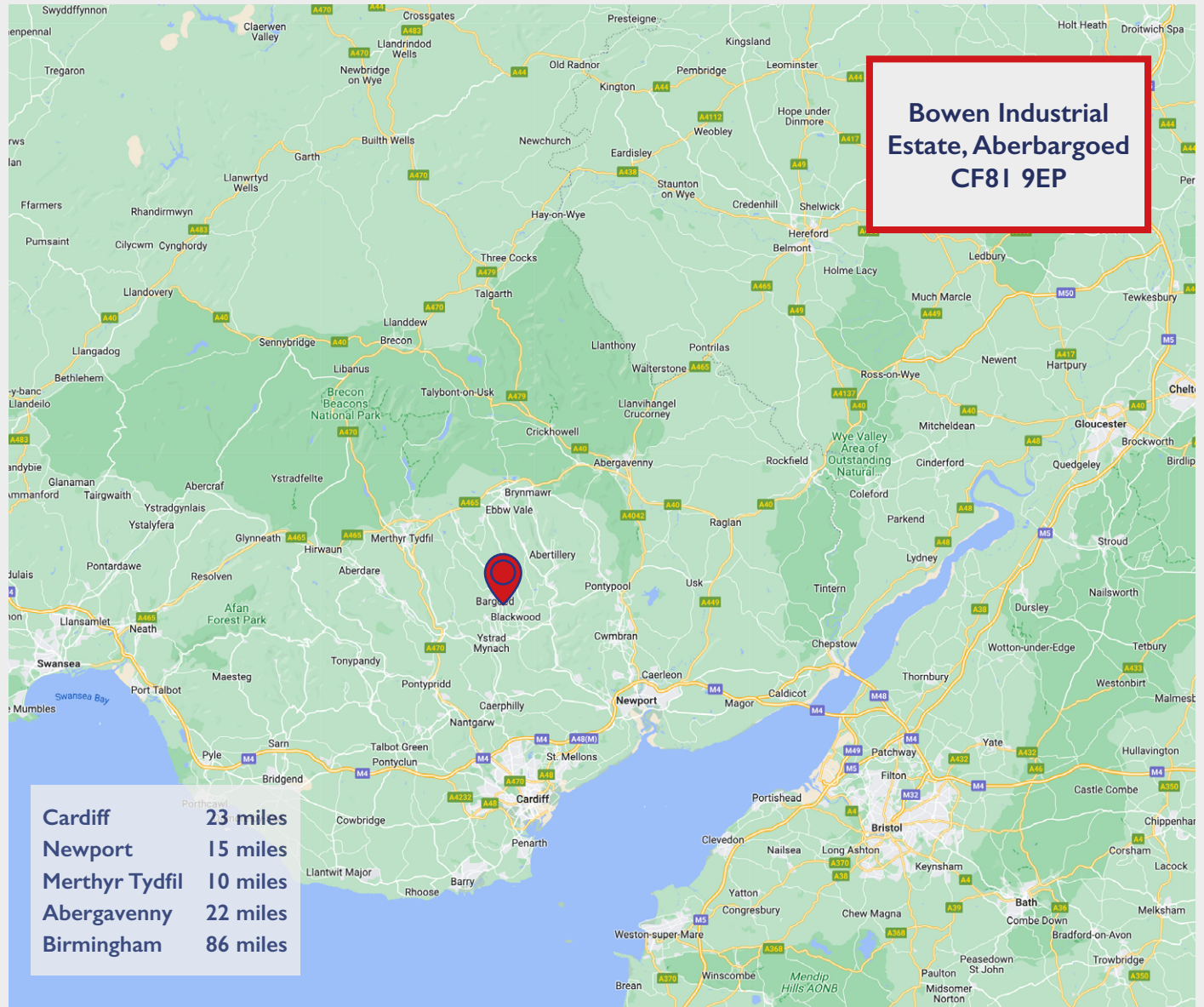
PRICE - £505,000 | RENT - £42,640 P.A. | YIELD – 8.5%

All enquiries: 01788 296216 | Email: sales@reinvestors.co.uk



LOCATION

Aberbargoed is a town in the County Borough of Caerphilly, Wales. The industrial estate is located in Aberbargoed, approximately nine miles north of Caerphilly via the recently upgraded A169. The estate is ideally located to access the A465 road which is undergoing a £590m improvement linking Merthyr Tydfil and Swansea in the West and Abergavenny and England in the East. Once complete in 2025 this dual carriageway will improve access to key services, jobs and markets supporting inward investment to areas like Aberbargoed and the adjacent newly created Ebbw Vale Enterprise Zone.



DESCRIPTION

The unit is of steel portal frame construction with part brick and part metal clad elevations under a profiled metal roof with translucent roof panels for natural lighting. There is yard space and parking to the front and rear of the unit.

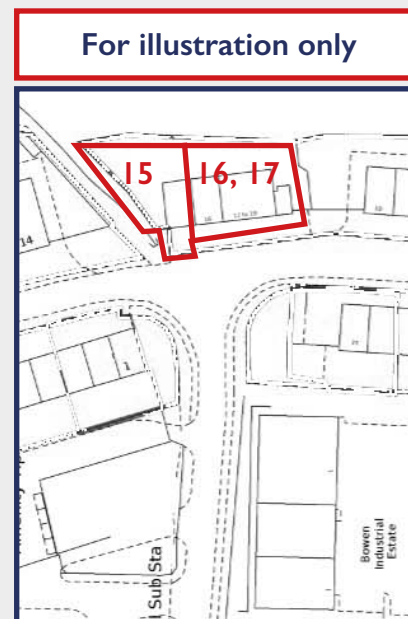


TENURE

All units are held freehold and are sold subject to the existing tenancies.

TENANCIES

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice.



UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
15	Matthew Bullock & Bruno Madeiros	1280	£13,000.00	19/12/2022	19/12/2025	19/12/2026	19/12/2027
16	Mr Adrian Whitcombe	877	£8,840.00	28/03/2022	28/03/2025	28/03/2026	28/03/2027
17	Mr Gary Cooper	2,554	£20,800.00	24/03/2022	24/03/2025	24/03/2026	24/03/2027

