

**FOR SALE** - REEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING A SINGLE LET INDUSTRIAL UNIT  
LET ON 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT

*Unit 55 Bowen Industrial Estate, Blackwood, Caerphilly CF81 9EP*

**PRICE - £208,000 | RENT - £17,680 P.A. | YIELD – 8.5%**

**All enquiries: 01788 296 216 | Email: [sales@reinvestors.co.uk](mailto: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 units are 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 units.



## TENURE

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

## TENANCY

The property is let on a new 10 year full tenant repairing and insuring lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. The tenant uses the property as a MOT test and service centre. 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
55	Mr Scuffs Ltd and Mr Matthew James	1750	£17680	14/07/2024	14/07/2027	13/07/2028	13/07/2029

We sell commercial property with an inflation linked rental stream

## PRICE

£208,000

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

## EPC

Copies of the EPC certificates are available upon request.

## ANTI-MONEY LAUNDERING

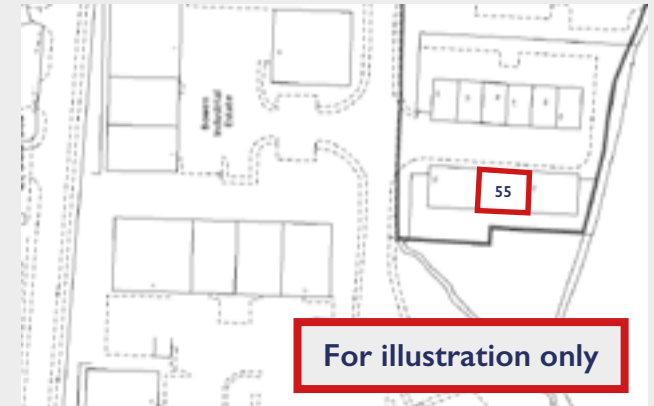
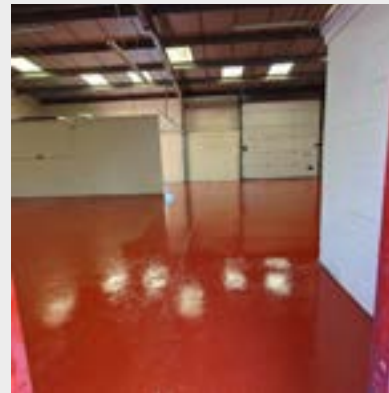
The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

## OTHER INFORMATION

sales brochure on any other investment opportunities that we have available please contact:

**e:** [sales@reinvestors.co.uk](mailto:sales@reinvestors.co.uk) **t:** 01788 296216

**w:** [www.reinvestors.co.uk](http://www.reinvestors.co.uk)



**ADDITIONAL INFORMATION** The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property