

**FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY UNIT ON AN ESTABLISHED ESTATE LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASE WHICH IS SUBJECT TO THREE YEARLY RENT REVIEWS TO THE GREATER OF MARKET RENT OR RPI.**

*Unit 15 Bowen Industrial Estate, Aberbargoed CF81 9EP*

**PRICE - £155,000 | RENT - £13,000 P.A. | YIELD – 8.5%**

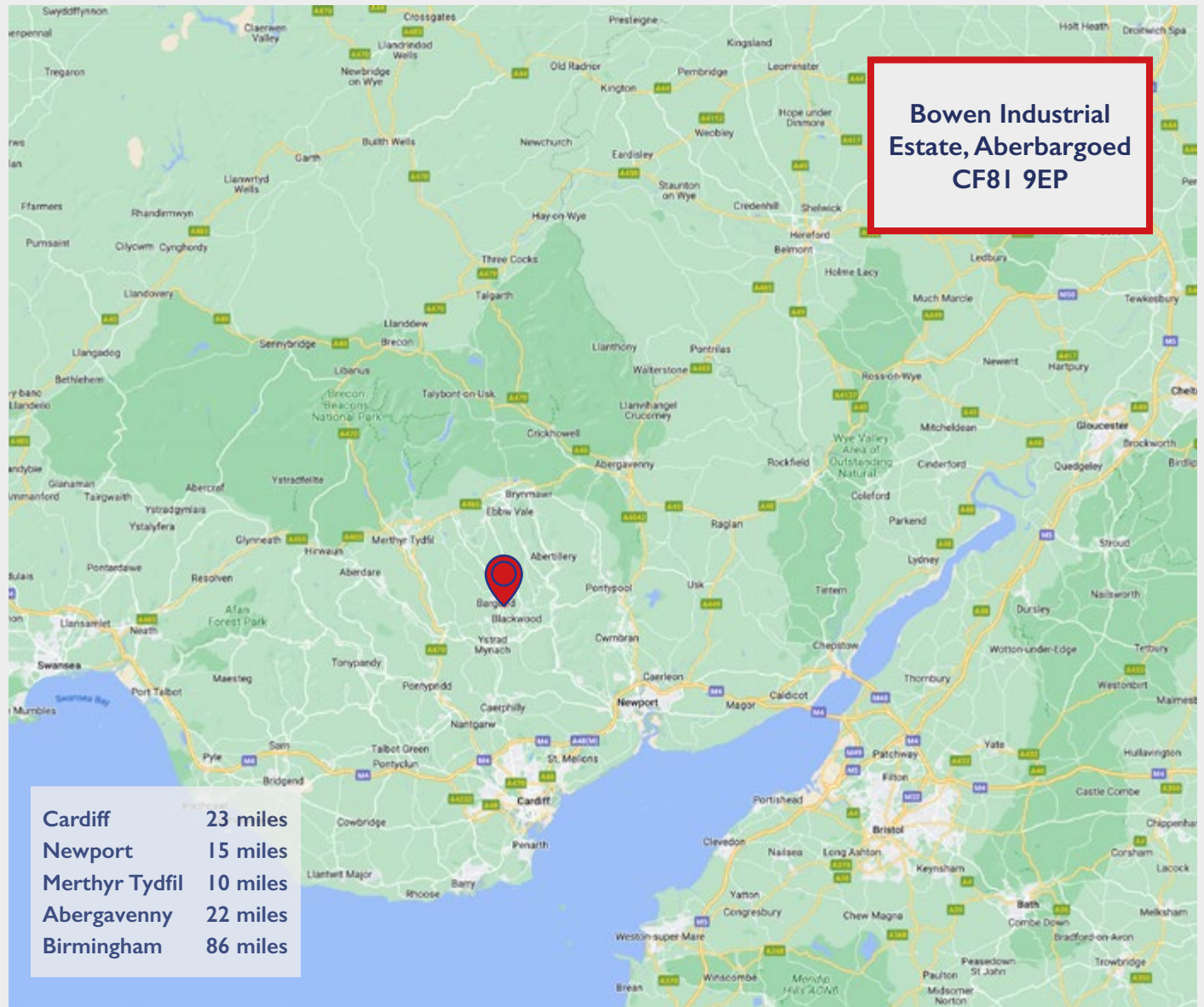
**All enquiries: 01788 296216 | Email: [sales@reinvestors.co.uk](mailto:sales@reinvestors.co.uk)**





# 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 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 of the unit. Unit 15 provides approximately 1280 sq ft (119 sq m) of light industrial accommodation





## TENURE

Unit 15 is held freehold and sold subject to the existing tenancy.

## TENANCIES

The property is let to James Sandercock, Bitework9 Ltd and Guardsec UK Ltd. They have been business owners for the past 8 years and is looking to use the premises to expand primarily the dog training aspect.

The lease is for a term of 10 years from 06/08/2022 on full tenant repairing terms, at a rent of £13,000 per annum.

The lease is subject to review in each 3rd year of the term to the greater of market rent or RPI.

The lease is subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice.

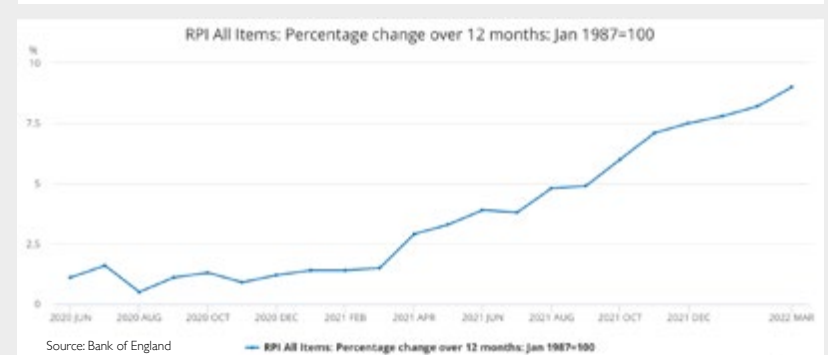
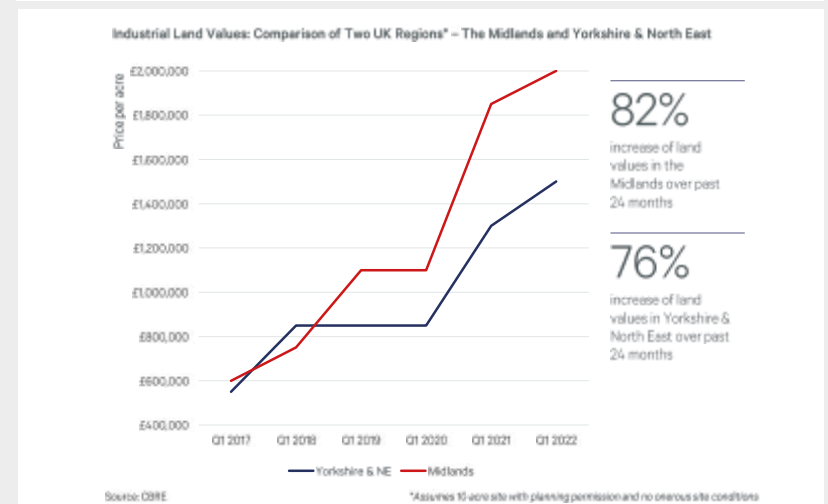
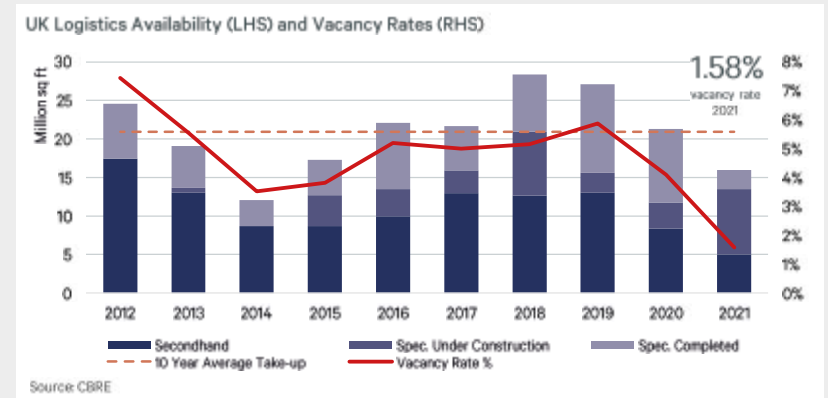


# INVESTMENT MARKET COMMENTARY

The investment market for UK industrial units shows no sign of pausing for breath into 2022. Q4 2021 delivered a record volume of over £4bn and Q1 is looking to deliver another bumper quarter of transactions. Availability of stock, currently at 1.58% (CBRE) is likely to provide the main limiting factor in transaction volume which is forecast to drive further yield compression in this market sector.

Rental growth is also set to continue the upward trend, especially as supply levels have failed to keep pace with insatiable occupier demand. Significant increases in land values over the last 5 years have placed pressure on new and speculative development schemes coming forward. This is providing opportunities for smaller investors to access this growing market. In fact, the Office for National Statistic has recently produced research identifying that the transport, logistics and storage sector grew at over 88% between 2011 and 2021.

On a macroeconomic level, Bank of England forecast inflation to top 10% this quarter, eroding hard earned savings but offering excellent opportunities to commercial investors looking for inflation and RPI linked property deals.



We sell commercial property with an inflation linked rental stream

## PRICE

£155,000

## VAT

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

## EPC

Copies of the EPC certificates are available upon request.

## ANTI-MONEY LAUNDERING

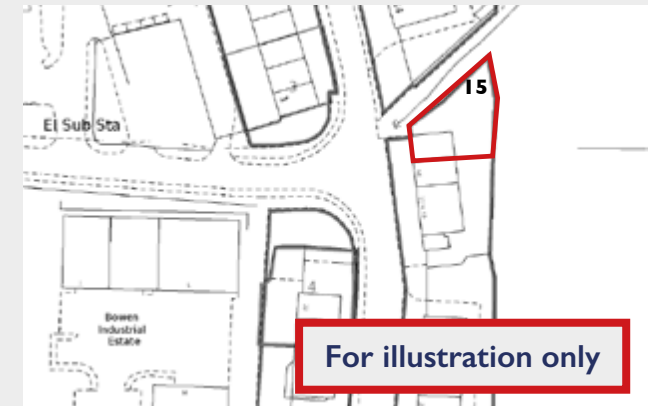
The successful purchaser will be required to provide the necessary information to satisfy current Anti Money Laundering Regulations once Heads of Terms have been agreed.

## OTHER INFORMATION

For further details on this property or to request a 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