

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

Unit 17 Bowen Industrial Estate, Aberbargoed CF81 9EP

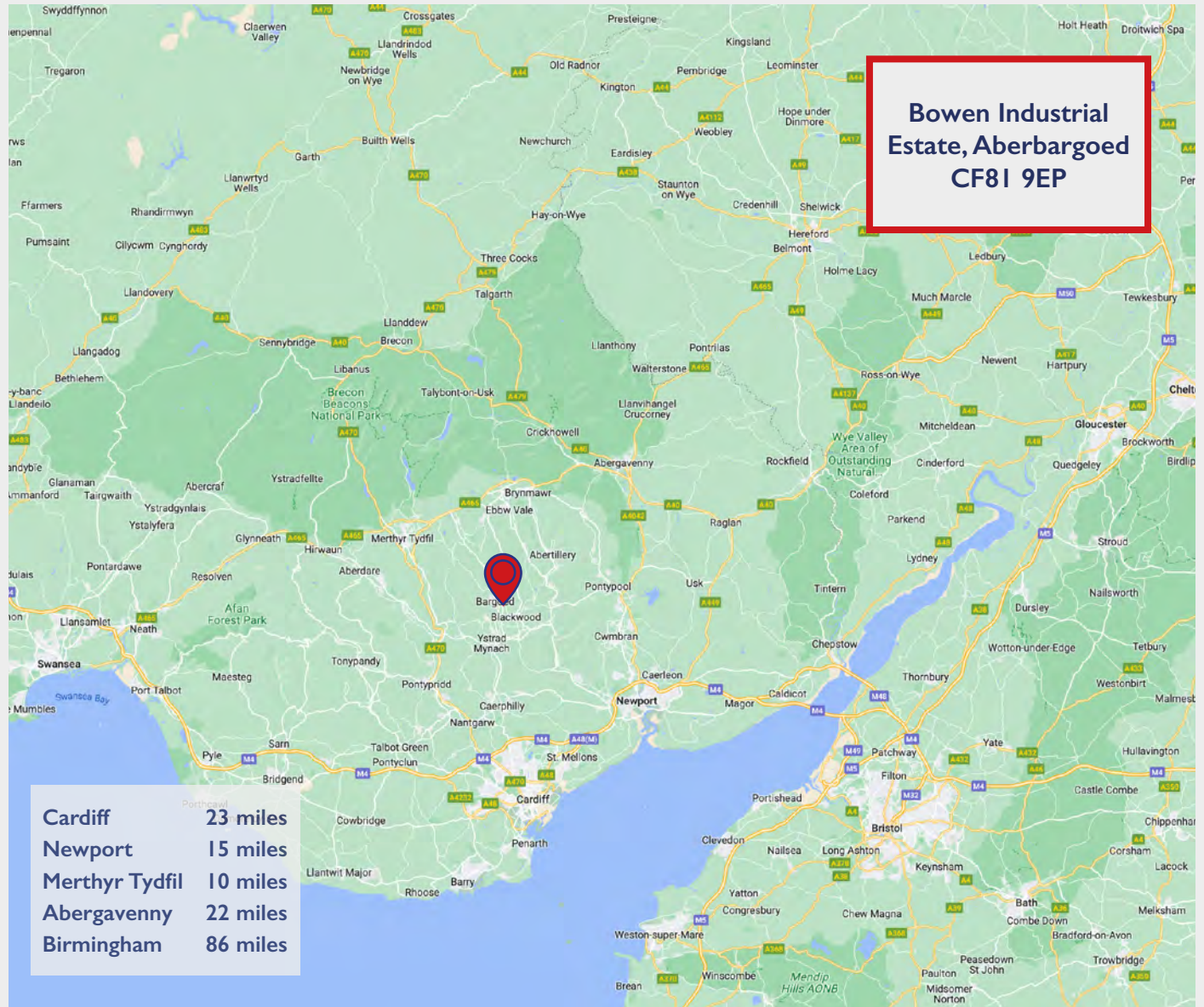
PRICE - £245,000 | RENT - £20,800 P.A. | YIELD – 8.5%

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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.



TENURE

The unit is held freehold and is sold subject to the existing tenancy.

TENANCIES

The 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 which is more than ample time for the landlord to re-let the unit.



UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
17	Mr Gary Cooper	1772	£20,800.00	18/03/2022	18/03/2025	18/03/2026	18/03/2027

PRICE

£245,000

VAT

VAT is payable on the sale price and the transaction will be treated as a transfer of a going concern (TOGC).

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 Nick Twigg MRICS by email on nick@reinvestors.co.uk or by telephone on 07538 325979



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