



SITUATION

Located within the Town Centre adjacent to **Careers Wales**, opposite **NatWest** and with nearby multiple traders including **Greggs, Select** and **Barclays Bank**. Aberdare is located on the A4059 approximately 20 miles north-west of Cardiff with easy access to the M4 (Junction 32).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with trap door access to **Basement Storage** and **Ancillary Space** on the first and second floors. (Access to the upper parts is currently gained via a ceiling hatch).

VAT is NOT payable in respect of this Lot

FREEHOLD

£13,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'0"
Internal Width	20'0"
narrowing at rear to	13'6"
Shop Depth	53'0"
Built Depth	59'11"
3 WCs	

Basement

Area Approx 400 sq ft*

First and Second Floors

Not inspected

*Not inspected by Barnett Ross. Area supplied by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Estates Ltd (having approx. 1,600 branches)** for a term of 25 years from 25th March 1991 at a current rent of **£13,000 per annum** exclusive.

VENDOR'S SOLICITORS

Malcolm Dear Whitfield Evans LLP - Tel: 020 8907 4366
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts