



SITUATION

Located within the Town Centre close to the principal retailing in Commercial Street and Cardiff Street, adjacent to **Careers Wales** and close to **NatWest, Peacocks, Santander, Specsavers, 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).

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 | Not inspected |
| First and Second Floors | Not inspected |

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (T/O for Y/E 27/9/14 of £668m, Pre-Tax Profit £56.7m and Shareholders' Funds £299.2m) (having approx. 1,600 branches)** for a term of 10 years from 25th March 2016 (see Note) at a current rent of **£13,000 per annum** exclusive.

Rent Review and Tenant's Break 2021

Note: Coral have been in occupation for over 25 years and have recently refitted the ground floor.

£13,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page



VENDOR'S SOLICITORS

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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