



6 WEEK COMPLETION

SITUATION

Located in the heart of this busy market town within this pedestrianised retail thoroughfare, opposite **Holland & Barrett** and amongst such multiples as **Thomson, Boots, Shoe Zone, Iceland, B & M Bargains, The Co-Operative Bank, Barnardo's** and **Savers**.

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 internal access to **Ancillary Accommodation** on the first floor.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'7"
Internal Width	15'8"
widening at rear to	16'11"
Shop & Built Depth	43'10"

First Floor Ancillary

1 Room Area	Approx. 185 sq ft
2 WCs	

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Balloonery Limited (Cards / Balloons / Gifts)** for a term of 3 years from 11th April 2014 at a current rent of **£7,500 per annum** exclusive.

£7,500 per annum

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

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

VENDOR'S SOLICITORS
Metcalf Copeman & Pettefar – Tel: 01733 865887
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.co.uk

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