



SITUATION

Located in the heart of this busy market town within this pedestrianised retail thoroughfare, opposite **Holland & Barrett** and amongst such multiples as **TUi, The Works, Boots, Shoe Zone, Iceland, B & M Bargains** 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.

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	

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

View from the property



Vacant Shop & Upper

The Surveyors dealing with this property are
Zac Morrow and **Jonathan Ross**

Joint Auctioneers

Apex Estate Agents
3 Market Street, Aberdare CF44 7DY
T: 01685 883 163 Ref Martin Challenger

Vendor's Solicitors

Murdochs
Tel: 0118 940 3700 Ref: John Murdoch
Email: john.murdoch@murdochslaw.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page