



7 Market Street, Aberdare, CF44 7DY

INVESTMENT FOR SALE

PROMINENT RETAIL UNIT
757.00 sq ft (8,148 sq m)

- + Investment opportunity
- + Excellent location
- + Offers in excess of £195,000

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is situated within Aberdare which is located 27 miles north-east of Swansea and 25 miles north-west of Cardiff. The town is served by the A465 dual carriageway and the A4095 (Cardiff Road).

The property is situated on Market Street, a popular retail thoroughfare in Aberdare. The property occupies a prominent position along Market Street and is in close proximity to the main town centre. The property is a short walk from Aberdare train station and a number of public car parks.

DESCRIPTION

The property comprises a three storey retail premises. Ladbrokes are in occupation of the ground floor of the property which is fit out as a bookmaker. Bonanza Leisure trading as Judges & Jurys are in occupation of the first and second floors. The first floor is fit out as a nightclub with the second floor used for storage.

ACCOMMODATION

The property has been measured on a net internal area basis and provide the following areas:

Ground Floor	260.58 sq m		2,805 sq ft
First Floor	252.97 sq m		2,723 sq ft
Second Floor	243.45 sq m		2,621 sq ft
TOTAL:	757.00 sq m	 	8,148 sq ft

OCCUPATIONAL LEASES

The ground floor is let to Ladbrokes Betting & Gambling Limited on a 15-year lease commencing on 25th December 2013. The passing rent of the ground floor is £13,400 per annum.

The first and second floors are let to an established local occupier, Bonanza Leisure Limited trading as Judges & Jurys on a 5-year lease commencing on 25th March 2019. The passing rent of the first and second floors is £6,000 per annum.

PRICE

We have been instructed to seek offers in excess of £195,000.

VAT

All costs are quoted exclusive of VAT, where applicable.

EPC

To be assessed

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
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SUBJECT TO CONTRACT AND AVAILABILITY



May 2022

**7 Market Street,
Aberdare, CF44 7DY**

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