

# For Sale

23 Victoria Square, Aberdare CF44 7LB



- Freehold fully let Retail investment opportunity
- Entire property let to Genus UK Ltd (trading as Select)
- Tenant has over 180 stores throughout the UK
- Passing rent - £12,000
- Offers in the region of £175,000

## LOCATION

Aberdare 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 located in the town centre on the east side of Victoria Square, at its junction with Cardiff Street and Canon Street. Aberdare Rail Station, which has hourly services to Cardiff (1 hour), is approximately 300m away.

Occupiers close by include Betfred and Greggs (both adjacent), Specsavers, Barclays and Subway (both opposite), Iceland, B&M Bargains, New Look and Wilko, amongst many others.

## DESCRIPTION

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation and storage on the first and second floors.

## TENANCY

The entire property is at present let to Genus Uk Limited trading as Select, at a current rent of £12,000 per annum. The lease contains full repairing and insuring covenants.

## TENANT PROFILE

Select currently trades from over 180 stores throughout the UK. Website: [www.selectfashin.co.uk](http://www.selectfashin.co.uk)

## ACCOMMODATION

FLOOR	SQ. FT.	SQ M
Ground Floor	1,659	154.10
First Floor	587	54.50
Second Floor	727	67.50
<b>TOTAL</b>	<b>2,973</b>	<b>276.10</b>

## PRICE

Offers in the region of £175,000 are sought for the Freehold interest, subject to the existing tenancy

## TENURE

Freehold, subject to the existing tenancies.



## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## EPC

Available upon request.

## VALUE ADDED TAX

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## FURTHER INFORMATION AND VIEWINGS

Please contact Bond Wolfe on 0121 525 0600 or email [agency@bondwolfe.com](mailto:agency@bondwolfe.com).



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