

FOR SALE - TWO ADJACENT FREEHOLD INDUSTRIAL INVESTMENT UNITS LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

Unit 1 & 2 Ffrwd Amos Industrial Estate, Tonypany, Rhondda Valley CF40 1HZ

PRICE - £575,000 | TOTAL RENT - £49,140 p.a. | YIELD – 8.5%

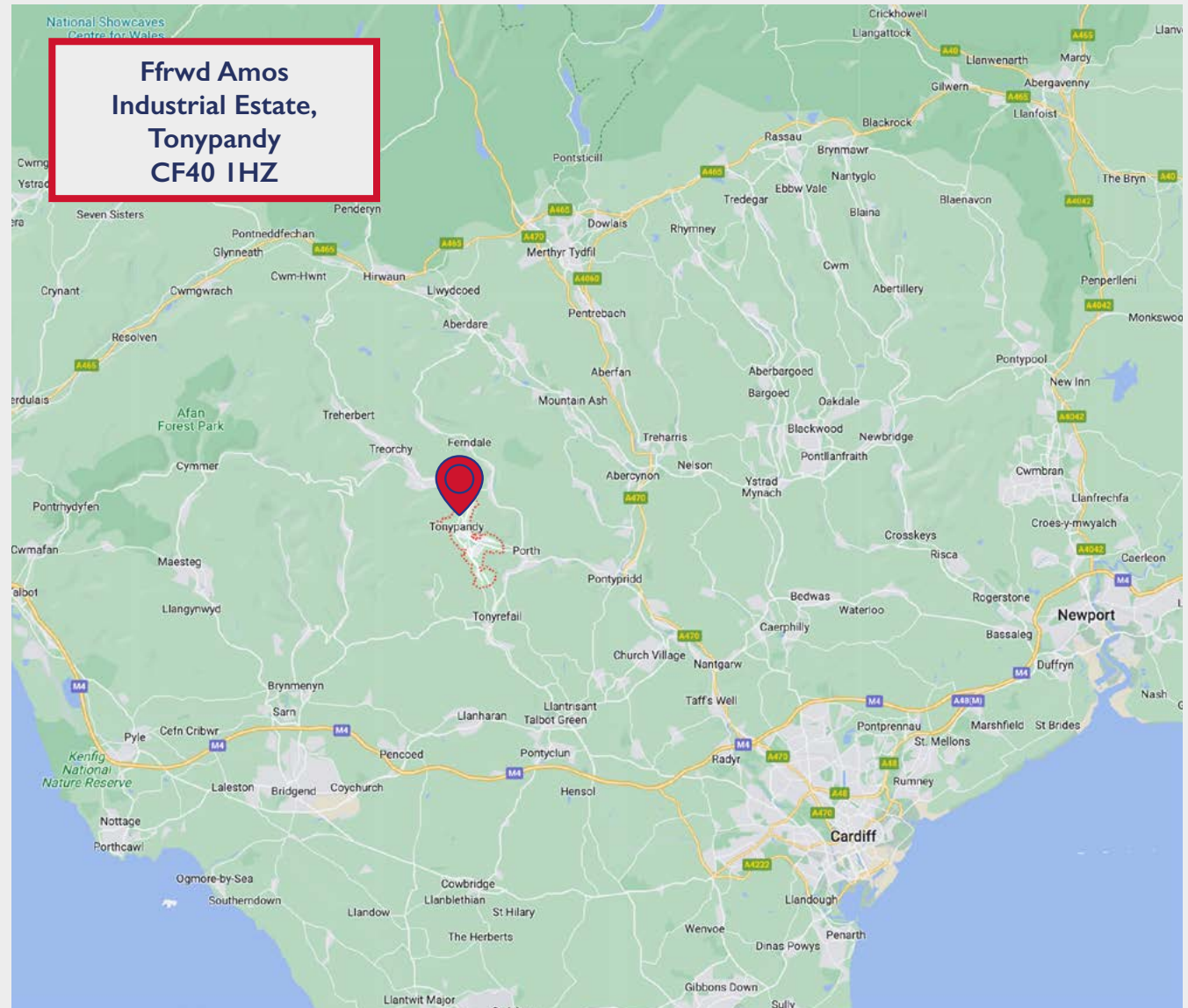
All enquiries: 01788 296216 | Email: sales@reinvestors.co.uk



LOCATION

The estate is located in the Village of Penygraig outside the town of Tonypany in the Rhondda Valley. Ffrwd Amos Industrial Estate is located on the outskirts of Tonypany, approximately 8 miles to the north east of Junction 34 of the M4 Motorway and 17 miles north west of Cardiff. Access to the estate is off Dinas Road with the A4119 and A4058 linking direct to the main A470 heading north to south.

Inward investment continues to be secured after RCT Council's three year £200m RCTinvest programme has been delivered to key town centres in the area, on top of £86m Highways and Transportation Infrastructure improvements in recent years. This is most recently illustrated by RHA Wales Ltd's £13m flagship project in the centre of Tonypany. "The Big Shed" will stimulate economic activity within the town, help create more jobs, and provide much needed homes and act as a catalyst for a wider regeneration of the area.



DESCRIPTION

Units 1 & 2 are semi-detached warehouse / industrial units located within a gated compound. The units are concrete portal frame construction with part brick and part metal cladding elevations. There is a tarmacked forecourt for car parking and loading / unloading. The units provide a total of 6,579 sq ft (611 sq m) GIA of industrial accommodation with ancillary office accommodation providing open plan warehouse space served by 2 x manual roller shutter doors providing access to the forecourt. The minimum eaves height is 2.84 m and maximum eaves height is 4.58 m. Externally parking is available directly to the front and side of the unit.



TENURE

The property is held freehold and sold subject to the existing lease.

TENANCY

Units 1&2 are let to D and L AUTOWORKS LTD on a new 10 year full tenant repairing lease from 12th June 2023 at a rent of £49,140 plus VAT. The lease has rent reviews at each third year of the term, to the greater of RPI or market rent. It is subject to a tenant only break clause at the fifth year of the term subject to 12 months prior written notice.



We sell commercial property with an inflation linked rental stream

PRICE

£575,000

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

EPC

Copies of the EPC certificates are available upon request.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact:

e: sales@reinvestors.co.uk **t:** 01788 296216

w: www.reinvestors.co.uk



ADDITIONAL INFORMATION The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property