

FOR SALE - FOR SALE - FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY COMPRISING TWO NEWLY REFURBISHED WORKSHOP UNITS LET ON 10 YEAR FULL REPAIRING LEASES WITH RENT REVIEWS TO THE GREATER OF RPI OR MARKET RENT.

Units 40, 41, 42 & 43 Bowen Industrial Estate, Aberbargoed CF81 9EP

PRICE - £245,000 | RENT - £20,800 P.A. | YIELD – 8.5%

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LOCATION

Aberbargoed is a town in the County Borough of Caerphilly, Wales. The industrial estate is located in Aberbargoed, approximately nine miles north of Caerphilly via the recently upgraded A169. The estate is ideally located to access the A465 road which is undergoing a £590m improvement linking Merthyr Tydfil and Swansea in the West and Abergavenny and England in the East. Once complete in 2025 this dual carriageway will improve access to key services, jobs and markets supporting inward investment to areas like Aberbargoed and the adjacent newly created Ebbw Vale Enterprise Zone.



DESCRIPTION

The units are of steel portal frame construction with part brick and part metal clad elevations under a profiled metal roof with translucent roof panels for natural lighting. There is yard space and parking to the front of the units.



TENURE

All units are held freehold and are sold subject to the existing tenancies.

TENANCIES

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice which is more than ample time for the landlord to re-let the unit.



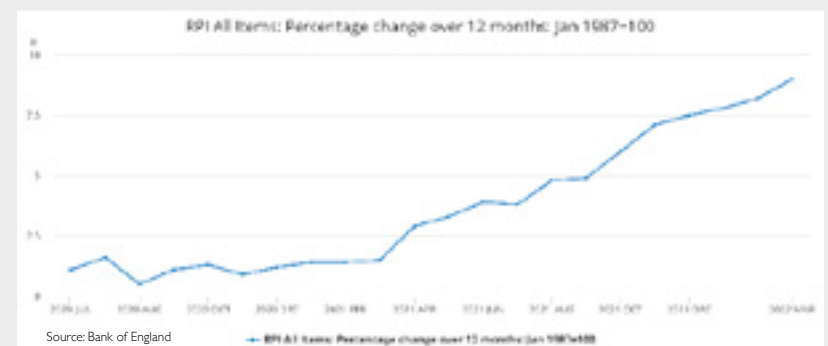
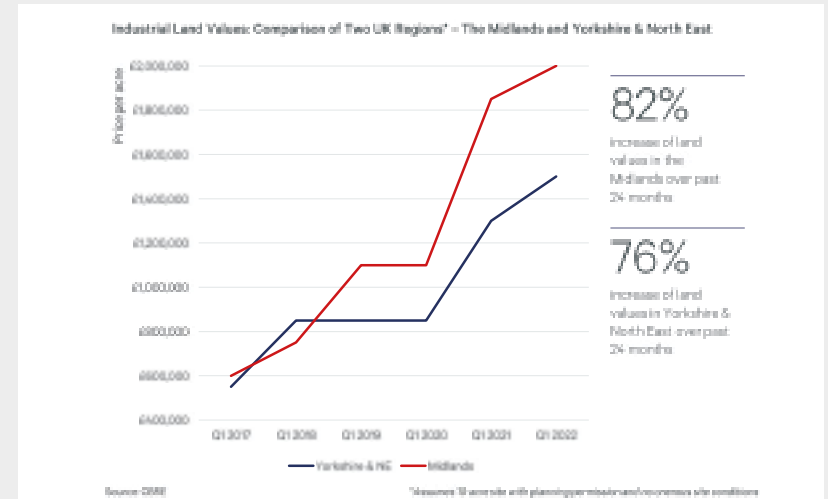
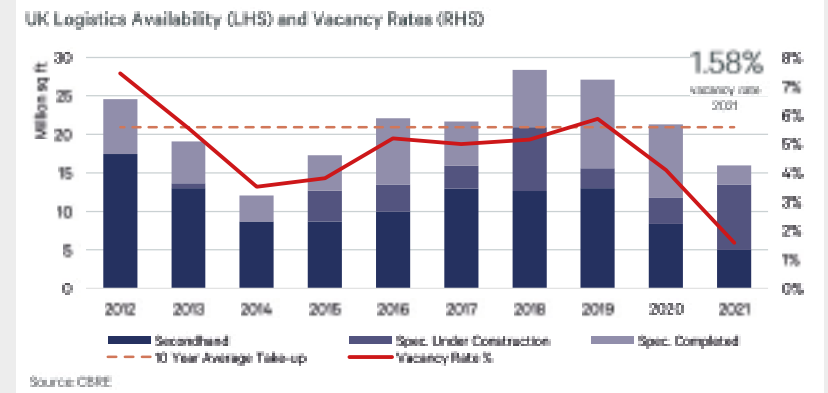
UNIT	TENANT	SQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
40	Mr Gareth Smithies	502	£5,200.00	22/06/2022	22/06/2025	22/06/2026	22/06/2027
41	Katie Kembrey and Nikita Rudd	502	£5,200.00	01/06/2022	01/06/2025	01/06/2026	01/06/2027
42	Cirrus Electrical Services (South West) Ltd	502	£5,200.00	04/04/2022	04/04/2025	04/04/2026	04/04/2027
43	Mr D. Gilbert & Mr J. Gilbert	502	£5,200.00	22/06/2022	22/06/2025	22/06/2026	22/06/2027

INVESTMENT MARKET COMMENTARY

The investment market for UK industrial units shows no sign of pausing for breath into 2022. Q4 2021 delivered a record volume of over £4bn and Q1 is looking to deliver another bumper quarter of transactions. Availability of stock, currently at 1.58% (CBRE) is likely to provide the main limiting factor in transaction volume which is forecast to drive further yield compression in this market sector.

Rental growth is also set to continue the upward trend, especially as supply levels have failed to keep pace with insatiable occupier demand. Significant increases in land values over the last 5 years have placed pressure on new and speculative development schemes coming forward. This is providing opportunities for smaller investors to access this growing market. In fact, the Office for National Statistic has recently produced research identifying that the transport, logistics and storage sector grew at over 88% between 2011 and 2021.

On a macroeconomic level, Bank of England forecast inflation to top 10% this quarter, eroding hard earned savings but offering excellent opportunities to commercial investors looking for inflation and RPI linked property deals.



PRICE

£245,000

VAT

VAT is payable on the sale price and the transaction will be treated as a transfer of a going concern (TOGC).

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 Nick Twigg MRICS by email on nick@reinvestors.co.uk or by telephone on 07538 325979



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.