



INVESTMENT SALE AND LEASEBACK

UNIT 6 ROUNDABOUT COURT
BEDWAS HOUSE INDUSTRIAL ESTATE
CAERPHILLY
CF83 8DW

- Sale and leaseback to existing occupier
- Mid terrace Industrial unit circa 1,800 sq ft (167.68 sq m)
- Inclusive of 1st floor office / ancillary accommodation
- Established and popular industrial estate
- EPC Rating: C (64)
- Available immediately

PRICE – £159,995 EXCLUSIVE

LOCATION

The unit is situated on the established Bedwas House Industrial Estate approximately 1.5 miles to the east of Caerphilly Town Centre. Access to Roundabout Court is via The Greenway, the principal roadway on the estate.

The estate is directly accessed off the A468 which provides access to Junction 28 of the M4 at Newport, some 7 miles to the east and the A470 Cardiff - Merthyr dual carriageway and Junction 30 of the M4 some 5 miles to the west.

Surrounding occupiers on Bedwas House Industrial Estate include Peter's Food Services, Travis Perkins and DAS Legal Services.

DESCRIPTION

The property is situated within a courtyard development of small industrial units. The subject property comprises a terrace industrial / workshop unit and is of steel portal frame construction with blockwork and clad elevations. There is a roller shutter door, pedestrian door and a fire door to the rear.

The property benefits from three phase electricity, a minimum eaves height of 5.15 meters and a roller shutter door height of 4.94 meters. A full length permanent mezzanine floor has been built over the unit, comprising office / ancillary accommodation.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate gross internal floor areas:-

Main Production Area (incl. WC) - 950 sq ft (88.25 sq m)
First Floor Mezzanine Offices - 855 sq ft (79.43 sq m)

Total Gross Internal Area - 1,805 sq ft (167.69 sq m)

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available for sale freehold, with a simultaneous leaseback on the following terms:

Tenant: Cardiff Steel Erection Limited (Reg: 05496163)
Term: New 5 year lease
Rent: £900 per calendar month (£10,800 per annum)
Lease: Full Repairing and Insuring terms

Further details available on request.

TENANT COVENENT

Cardiff Steel Erection Limited have a Creditsafe score of A (76) representing a very low risk company.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £6,900
Uniform Business Rate 2023/24: 53.5
Gross Rates Payable: £3,691.50

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

We have been advised that the property is elected for VAT.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate, Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk
Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY
2730/JI/TI/CJ/MAY24

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



rightmove

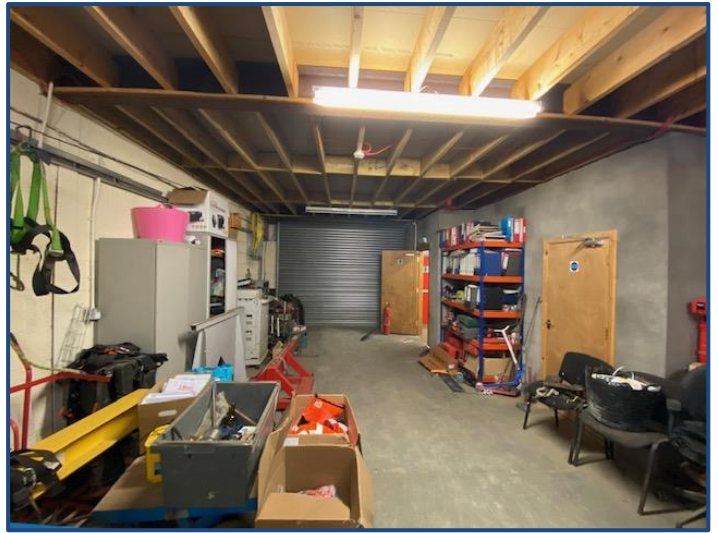
ESTABLISHED 1900

'Eastgate' Market Street
Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

Residential
Agricultural
Commercial



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

'Eastgate' Market Street
Caerphilly CF83 1NX

T. 02920 867711
E. caerphilly@brinsons.co.uk

Residential
Agricultural
Commercial