

FOR SALE

FREEHOLD INDUSTRIAL UNIT

VACANT PURCHASE OPPORTUNITY
ESTIMATED RENTAL VALUE OF £26,000 PER ANNUM

HIGHER NET
YIELDS THAN
RESIDENTIAL
INVESTMENTS



Unit 12A Bowen Industrial Estate,
Blackwood, Caerphilly CF81 9EP



PRICE
£306,000



ERV
£26,000 P.A.



YIELD
8.5%



ESTIMATED RENTAL VALUE £26,000 PER ANNUM



PROPERTY SUMMARY

- ✓ Vacant freehold industrial unit
- ✓ Estimated rental value of £26,000 per annum
- ✓ Yield based on ERV of 8.5%
- ✓ Steel portal frame construction
- ✓ Large yard space and parking to the front
- ✓ Suitable for owner-occupiers or investors
- ✓ 2,598 sq ft industrial unit

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.

PROPERTY DETAILS

UNIT	STATUS	PRICE	ARV	YIELD
12A	Vacant	£306,000	£26,000 P.A.	8.5%

All figures are exclusive of VAT.

DESCRIPTION

The unit is made 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 a large yard space and parking to the front of the unit.

TOTAL
FLOOR AREA
2,598
SQ FT

RENT REVIEW BENEFIT – RPI EXPLAINED (FOCUSED ON COMMERCIAL PROPERTY INVESTMENTS)

For commercial property investors, rent reviews linked to the greater of RPI or Market Rent income from inflation while also securing rental growth and improving occupational markets.

RPI IN COMMERCIAL PROPERTY – KEY FACTS

- RPI-linked rent reviews help protect rental income against inflation.
- They maintain the real value of income over time.
- They are widely recognised by lenders and investors.
- They can support stronger long-term asset value.

WHY THIS IS GOOD FOR INVESTORS

- Income protection in inflationary periods.
- Potential upside if market rents outperform RPI.
- Greater income certainty and resilience.
- Enhances investment attractiveness.

CRITICAL FACT FOR INVESTORS

A property with an RPI-linked rent review clause is worth dramatically more than an identical property without an inflation-linked rent review clause.

THE VALUE OF RPI RENT REVIEW CLAUSE IS SIGNIFICANT

RPI-linked rent review clauses increase the value of an investment because they offer inflation protected income stream and inflation protected capital value.

INFLATION PROTECTED CAPITAL VALUE

INFLATION PROTECTED INCOME STREAM

IMPORTANT NOTICE

These particulars are for general guidance only and do not constitute any part of an offer or contract. All information is believed to be correct at the time of publication but should not be relied upon as statements of fact. Interested parties should satisfy themselves by inspection and independent advice if necessary.

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FOR FURTHER INFORMATION PLEASE CONTACT:

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