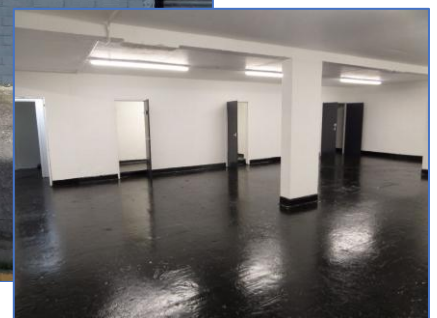


TO LET **MAY SELL**

UNIT 5 CWMBACH INDUSTRIAL ESTATE, CWMBACH, ABERDARE, CF44 0AE

Mid-Terraced Workshop/Storage Unit



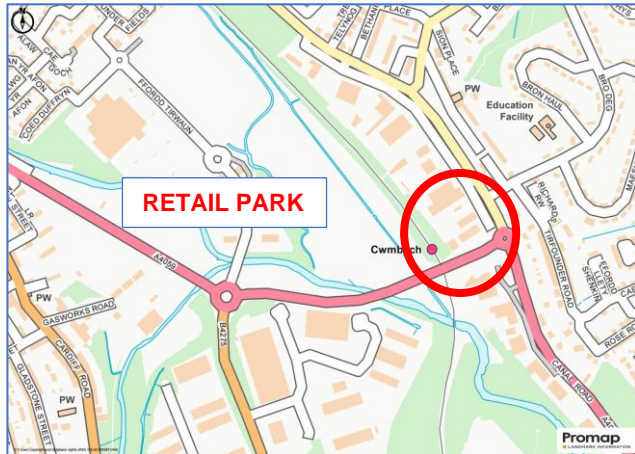
- **Mid-Terraced Unit Of 2,533sq. ft. (235 Sq.M.)**
- **Popular Established Business Location**
- **Close Proximity To Canal Road & A4049**

Location (CF44 0AE)

The property is situated in Cwmbach, Aberdare which is some 30 miles north of Cardiff.

The property is located within Cwmbach Industrial Estate, an established mixed commercial development to the east of Aberdare. The estate is generally well located just off Canal Road and close to its junction with the main A4049 which links the A465 Heads Of The Valleys Road at Hirwaun to the main A470 towards Cardiff and the M4.

The estate is home to a variety of businesses ranging from manufacturing and warehousing to trade and service industries. These include LBS Builders Merchants and ATS EuroCare, with Howdens and Gerry Hill Car Sales on Canal Road (south). The location of the property can be seen from the plan below:



Description

This ground floor mid-terrace unit originally formed part of a much larger complex which was originally constructed over 50 years ago. The property benefits from the following:

- Painted external facing bricks & internal walls;
- Painted solid concrete floor;
- Flat ceilings throughout with min. eaves ht. 2.50m.
- Front loading roller shutter door (2.50m. x 2.50m.);
- Front loading bay;
- Rear workshop/stores areas;
- WC & Office accommodation.
- Well-lit with series of LED sensor lights;

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
TOTAL GIA			235	2,533
<i>Inc.</i>				
<i>Loading Bay</i>	37.9	449		
<i>Main Stores</i>	116.3	1,252		
<i>Offices/stores</i>	24.8	267		
<i>Through stores</i>	23.5	253		
<i>Rear stores</i>	21.1	227		
<i>WCs</i>				

Car Parking

The property benefits from 3 allocated car parking spaces.

Mains Services

The property benefits from the provision of mains 3 phase electricity and water, which are sub-metered.

User

Use Class B1 & B8 – other potential uses on request

Estate Service Charge

All Tenants are responsible for paying a fair proportion of the Estate Service Charge.

Ratable Value (2023)

£9,700 – Rates Payable 2024/2025 - £5,451 pa.

Energy Performance Certificate (EPC)

The building has an EPC assessment of 66 which is within band C.

Terms

The property is held under a 999 year lease from 1992 at an annual rent of one peppercorn.



Quoting Terms

The unit is available by way of a new full repairing and insuring sub-lease for a term to be agreed.

Quoting rent **£12,000 pa.**

Quoting Price

The vendors may consider a sale of their long lease interest in this property.

Price on application.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT which will NOT be charged.

Viewing

For further information or to arrange an inspection please contact the sole letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603

michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT

JANUARY 2025

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.