

FOR SALE

TRAVIS PERKINS INVESTMENT



Unit 9b Bedwas House Industrial Estate Bedwas, Caerphilly CF83 8DW

- Freehold
- Let to Travis Perkins (Properties) Limited on a lease for a term of 25-years from 18th July 2003. (Further details available upon request).
- Warehouse unit measuring approximately 5,809sq. ft / 539.67 m².
- Rent reviewed 18th July 2023 to £30,000 per annum exclusive.



Location

The subject property is located on the established Bedwas House Industrial Estate which is approximately 1.5 miles to the east of Caerphilly town centre. The estate is directly accessed off the A468 which connects to junction 28 of the M4 motorway at Newport some 7-miles to the east and the A470 Cardiff to Merthyr dual carriageway and junction 30 of the M4 some 5-miles to the west. The estate boasts a variety of well-established local and national occupiers and is a well-established commercial area.

Description

The subject property comprises a detached warehouse industrial unit benefitting from a good yard and a circulation area.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Unit 9b	sq m	sq ft
Warehouse/office/showroom	501.39	5,396
Mezzanine store kitchen/WCs	38.28	412
TOTAL GIA	539.67	5,809

Site Area

Approximately 0.24 ha / 0.59 acres.

Lease

The property is held by way of a full repairing and insuring lease from the 18th July 2003 on a 25-year term with 5-yearly rent reviews.

A copy of the lease can be provided upon request.

Passing Rent

The rent was reviewed on the 18th July 2023 to £30,000 per annum exclusive.

Services

We understand that all mains water, drainage, and electricity are connected to the property. We have not tested any of the services installations and prospective purchasers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

Energy Performance Rating

TBC

Rateable Value

Property: Unit 6, Swanbridge Court, Bedway House Ind Estate, Bedwas, Caerphilly, CF83 8DW

Local Council: Caerphilly

Description: Builders Merchants

Rateable Value: £19,250 (1st April 2023 to present)

Local Council Ref: 4400N0010850055800

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Caerphilly County Borough Council - www.caerphilly.gov.uk.

Quoting Figure

We are instructed to seek offers in the region of **£475,000 (Four Hundred and Seventy-Five Thousand Pounds)** for the freehold investment.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

We have been informed by our clients that VAT is not applicable with regards to the sale of the property

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

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Important Notice

Hutchings & Thomas 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 contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation 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 services or facilities are in good working order. 4. The photographs appearing in this brochure 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 area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these 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 regulation 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 be way of statement of fact.