

# Lot 32, Amey Storage Site, Former Magistrates Court, Cwmbach Rd, Aberdare, CF44 0NE

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Development Opportunity

- Let to Amey Infrastructure Wales Limited until September 2024 (Subject to Option)
- Total approximate gross site area of 0.47 Ha (1.15 acres)
- Future development potential (subject to consents)
- Close to Aberdare town centre and 0.2 miles (320 metres) from Aberdare Train Station
- Residential and Commercial mixed-use area with adjacent occupiers including Jewson Building Supplies and the Aberdare Fire Station

#### Lot

32

#### Auction

16th February 2023

#### Rent

£50,000 per Annum Exclusive

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

22 miles north-west of Cardiff, 3 miles south of Brecon Beacons National Park

#### Roads

A465, A470, M4

#### Rail

Aberdare Train Station

#### Air

Cardiff Airport

### Situation

Aberdare is a town in the Cynon Valley area approximately 22 miles north-west of Cardiff and 3 miles south of the popular Brecon Beacons National Park. The site is located close to the town centre on Cwmbach Road, just 0.2 miles (320 metres) from Aberdare Train Station. The immediate area is residential and commercial mixed-use with the adjacent occupiers being Jewson Building Supplies and the Aberdare Fire Station. Aberdare Market is only a short distance away, with other nearby occupiers including B&M, Boots the Pharmacy, Iceland and The Works.

### Tenure

Freehold.

### Description

The property comprises an open storage yard with a site area of approximately 0.47 hectares (1.15 acres). The site is currently used for the open storage of equipment for the improvements of the adjacent railway with direct road access to Cwmbach Road to the north and the Aberdare to Cardiff railway line to the southern border.

### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions and the current tenancies. Interested Parties are referred to Rhondda Cynon Taf County Borough Council - [PlanningServices@rhondda-cynon-taff.gov.uk](mailto:PlanningServices@rhondda-cynon-taff.gov.uk) - 01443 425004

### Completion Period

6 week completion

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## Tenancy & Accommodation

Use	Site Area Approx Hectares	Site Area (Approx Acres)	Tenant	Term	Rent p.a.x.	Reversion
Open Storage	0.47	(1.15)	AMEY INFRASTRUCTURE WALES LIMITED (1)	3 years from 28/09/2021 (2) (3)	£50,000	27/09/2024
<b>Total</b>	<b>0.47</b>	<b>(1.15)</b>			<b>£50,000</b>	

(1) For the year ending 31st December 2021, Amey infrastructure Wales Limited registered a turnover of £99,280,000, a pre-tax profit of £2,702,000 and a net worth of £4,515,000. (Source: Northrow 26/01/2023). Amey is a leading infrastructure services and engineering company with 11,000 employees across the UK (Source: www.amey.co.uk)

(2) The Lease provides for a rolling tenant option to determine the lease subject to serving 6 months notice.

(3) The tenant has the option to extend the lease for one year from the expiry of the current lease. Please see Legal Pack for further information.



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## Contacts

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September 2020