

Lot 46, Aberaman Surgery, Glamorgan Street, Aberaman, Aberdare,

CF44 6SR

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Medical Centre Investment

- Established Doctors Surgery having Traded for over 30 years
- On site car parking
- Close to a Sheppards Pharmacy
- Predominately Residential Suburb
- Sole Doctors surgery in Aberaman

Lot

46

Auction

18th May 2023

Rent

£24,000 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles 18 Miles North West of Cardiff
Roads A4059, A465
Rail Aberdare Train Station, Cwmbach 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 property is located in the centre of the village of Aberaman, situated just 1 mile south of Aberdare town centre. The property is situated in a predominantly residential area.

Tenure

Freehold.

Description

The property comprises a single storey, detached and purpose built doctors surgery benefitting from onsite car parking for approximately 9 vehicles. (<https://foundrytownclinic.com/about/>). The property has traded as a doctors surgery for over 30 years and is the only surgery in Aberaman.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Doctor's Surgery	197.97	(2,131)	LET TO DOCTORS 1/a Aberaman Surgery	A term of years expiring 31/03/2020 (Holding Over) (1)	£24,000
Total		197.97	(2,131)			£24,000

(1) The tenant has shown recent intent to renew their lease, please see legal pack for further information.

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September 2020