

**Lot 46, Aberaman Surgery, Glamorgan Street, Aberaman, Aberdare,
CF44 6SR**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)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
- Let on a new lease expiring July 2033 (no breaks) (1)
- On site car parking
- Close to a Sheppards Pharmacy
- Predominately Residential Suburb
- Sole Doctors surgery in Aberaman

Lot

46

Auction

13th July 2023

Rent

£25,000 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 two 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.

The landlord has recently undertaken substantial drainage and roof repairs at the surgery.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground/First	Doctor's Surgery	197.97	(2,131)	LET TO DOCTORS t/a Aberaman Surgery	10 years from July 2023 (1)	£25,000	3 yearly
Total		197.97	(2,131)			£25,000	

(1) The lease has been agreed but not yet signed, it is anticipated that the lease will be completed prior to the auction.

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September 2020