

Lot 24, Ty Keir Hardie, Riverside Court, Avenue De Clichy, Merthyr Tydfil, CF47 8LD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment

- Substantial 4 storey office building
- Approx. floor area of 3,167.87 sq. m. (34,099 sq. ft.)
- Site area of 0.24 Ha (0.60 Acres)
- Future change of use potential (subject to consents)
- Two separate car park areas with development opportunities (subject to consents)
- Low capital value per sq. ft. on guide price
- Asset management opportunities
- Prominent and busy location

Lot

24

Auction

15th February 2024

Rent

£30,116 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

20 miles north west of Cardiff, 19 miles north west of Newport, 25 miles east of Swansea

Roads

A470, A465

Rail

Merthyr Tydfil Railway Station

Air

Cardiff Airport

Situation

Merthyr Tydfil is an important regional centre located 20 miles north of Cardiff with good road communications to the A465 and A470. The property is prominently located on Avenue De Clichy, adjacent to the A4054 and a short walk to Merthyr Tydfil town centre and Railway Station. The property benefits from being in close proximity to Cyfartha Shopping Park and Trago Mills retail park.

Tenure

Freehold.

Description

The property comprises a substantial four storey office building of approximately 3,167.87 sq m (34,099 sq ft) upon a site area of 0.24 Ha (0.60 Acres). The property is currently subdivided to provide a number of office suites, a communal reception area, kitchenettes, WC's, two passenger lifts and approximately 40 parking spaces within two designated secure areas.

The property is let to a number of tenants with a current gross income of £30,116 per annum exclusive. A full tenancy schedule is available to view within the solicitors legal pack.

The property may be suitable for future re-development or change of use subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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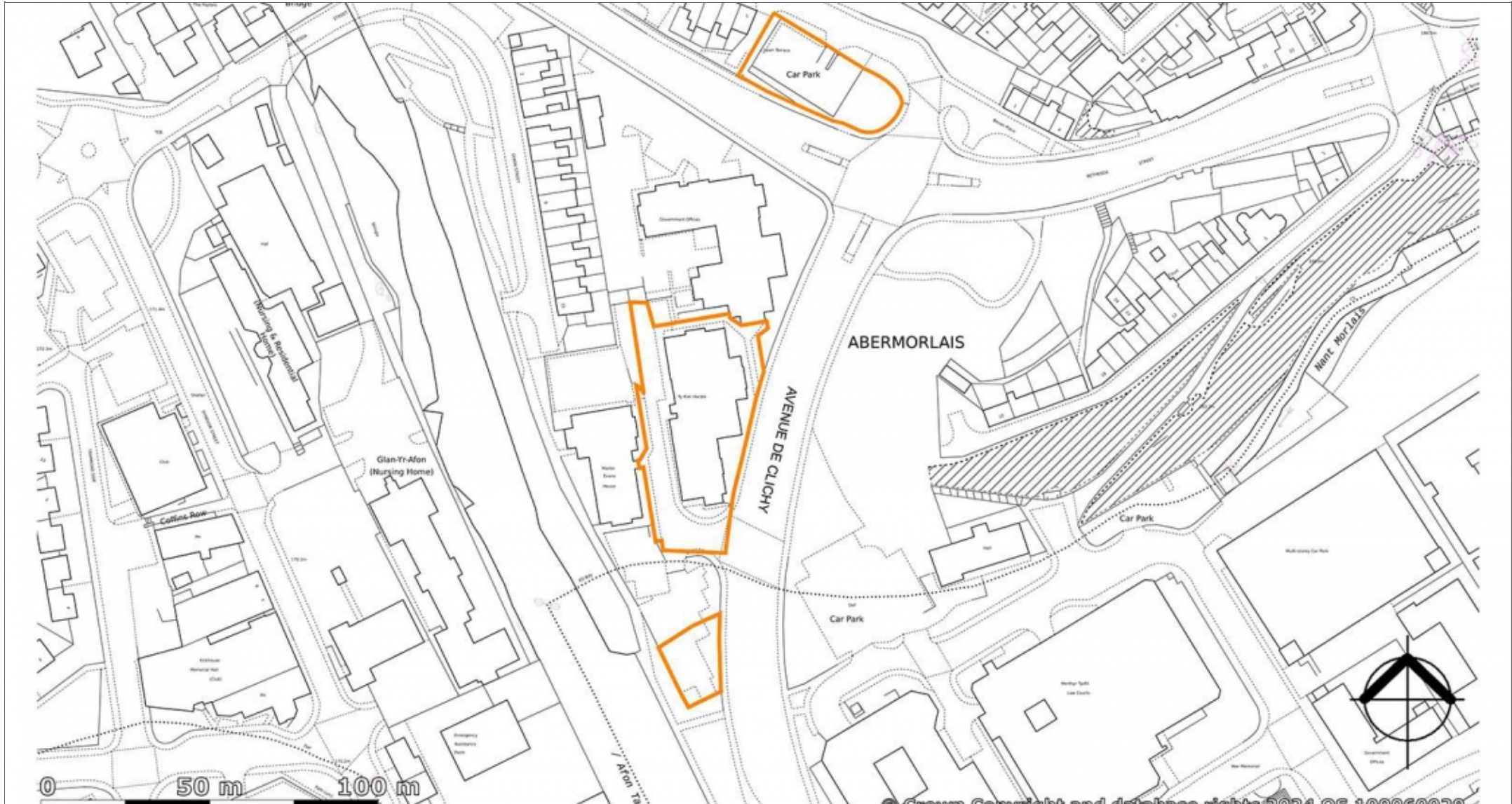
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September 2020