

# Lot 18, 3-6 Cardiff Street, Aberdare,

**Glamorgan CF44 7DP**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Substantial Unbroken High Yielding Freehold Retail Parade Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Substantial Unbroken High Yielding Freehold Retail Parade Investment

- Unbroken two/three storey retail parade comprising 7 shops
- Tenants include Argos, Peacocks, British Red Cross and Cardfactory
- Also includes a barber, charity shop and wellness centre
- Argos, British Red Cross and Cardfactory leases recently renewed
- Approximately 2,368.48 sq. m. (25,687 sq. ft.)
- Includes secure rear car park

#### Lot

18

#### Auction

27th March 2025

#### Rent

£111,400 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 22 miles north-west of Cardiff  
**Roads** A465, A470, M4  
**Rail** Aberdare Railway Station  
**Air** Cardiff Airport

### Situation

The property is situated on the northern side of Cardiff Street at its junction with Station Street, in the heart of Aberdare town centre. The property is adjacent to the busy Aberdare Market Quarter and close to Aberdare Bus Station and the High Street Car Park.

### Tenure

Freehold.

### Description

The property comprises a substantial unbroken retail parade providing 7 shops, arranged over the ground and first and second floors. The property benefits from allocated parking behind a secure barrier.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

To be confirmed

### Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx. sq. m. (4)	Floor Areas Approx. (sq. ft.) (4)	Tenant	Term	Rent p.a.x.
Unit 1	Ground First	Retail Ancillary	360.38 160.53	(3,879) (1,727)	PEACOCKS STORES PROPERTIES LIMITED t/a Peacocks	5 years from 30/06/2021	£40,000
Unit 2	Ground First	Retail Ancillary	95.90 53.30	(1,032) (573)	THE BRITISH RED CROSS SOCIETY t/a British Red Cross	5 years from 05/05/2023	£7,000
Unit 3	Ground First	Retail Office	183.68 106.50	(1,977) (1,146)	SPORTSWIFT LIMITED t/a Card Factory	5 years from 29/07/2023 (1)	£14,000
Unit 4	Ground First	Retail Ancillary	129.40 80.10	(1,392) (862)	INDIVIDUAL t/a Kings Barber	5 years from 24/06/2021	£6,000
Unit 5	Ground First	Retail Ancillary	130.89 68.20	(1,408) (734)	DANOOM WELLNESS LIMITED t/a Danoom Wellness	5 years from 04/04/2024 (2)	£6,900
Unit 6	Ground/ First/ Second	Retail/ Ancillary	90.00	(969)	TY HAFAN t/a Ty Hafan Charity Shop	10 years from 29/09/2007 (Holding Over)	£17,500
Unit 7	Ground/ First/ Second	Retail/ Ancillary	928.00	(9,988)	ARGOS LIMITED t/a Argos	5 year from 25/12/2024 until 24/12/2029 (3)	£20,000
<b>Total</b>			<b>2,386.48</b>	<b>(25,687)</b>			<b>£111,400</b>

(1) The lease provides for a tenant option to determine on 29/07/2026.

(2) The lease provides for a tenant option to determine on 04/04/2027.

(3) The lease to Argos was recently renewed and the tenant benefits from a half rent period until June 2025. The vendor will 'top-up' the rent from completion of the sale until the end of the half rent period. The lease provides for a tenant option to determine on 25/12/2027.

(4) Floor areas provided by VOA and EPC Register.

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## Contacts

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2024

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