

Lot 44

Vacant (1)

8/9 Canon Street, Aberdare, Rhondda Cynon Taf CF44 7AT Prominent Town Centre High Street Vacant Retail



Key Details

- Prominent Corner Town Centre Location
- Comprising over 5,000 sq ft
- Occupiers nearby include Best One, Lloyds Bank, B&M, Iceland and Subway
- Close to the Brecon Beacons National Park

On Instructions of Deloitte

Location

Miles: 19 miles north west of Cardiff
21 miles north west of Newport
Roads: M4, A4059, A465
Rail: Aberdare Railway Station
Air: Cardiff International Airport

Situation

Aberdare is 19 miles north west of Cardiff and near to the Brecon Beacons National Park. The property is situated in the town centre in a prominent corner position at the junction of Canon Street and the part pedestrianised Whitcombe Street. Nearby occupiers include B&M, Lloyds Bank, Subway, Iceland, Best One, Santander and a variety of local traders.

Description

The property a former Burton, comprises a ground floor shop with two floors of accommodation above. The property has a return frontage to Whitcombe Street.

Tenure

Leasehold. 99 years from 25/03/1951 at £150 pa.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See Legal Pack at www.acuitus.co.uk

Tenancy and accommodation

Unit	Use	Floor	Floor Areas (Approx)	Possession
8-9 Canon Street (former Burton)	Retail	Ground Floor	200 sq m (2,152 sq ft)	VACANT (1)
	Ancillary	First Floor	176 sq m (1,894 sq ft)	
	Ancillary	Second Floor	116 sq m (1,248 sq ft)	
	Ancillary	Third Floor	21 sq m (226 sq ft)	
Total			513 sq m (5,520 sq ft)	

(1) Part of the property is sublet to Oasis Communications Services Limited on a lease expiring 30th November 2018 at £5,500 pa.



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