

Lot 46

13 Bedwlwyn Road, YSTRAD MYNACH,
Hengoed, Mid Glamorgan CF82 7AA

GUIDE PRICE: £190,000



FREEHOLD SHOP AND FLAT INVESTMENT PROPERTY

This terraced dwelling within a town centre location consists of a lock up shop unit and spacious flat above. The shop has been let on a full repairing and insuring lease to Motorworld Ltd (Turnover listed in 2006 as £54.2m with a gross profit of £27m) at a passing rent of £10,500 pa. This lease ended in January 2007 and the tenants are holding over at present. The flat above is currently vacant and offers excellent rental potential. The town has blue chip operators such as Tesco and major banks. The university and main council offices are also located nearby. Rail connection to Cardiff is also available from Ystrad Mynach Station. Cardiff is approximately 12 miles distant with its St Davids Centre and Capitol shopping centre.

ACCOMODATION

Shop area approximately 94.80 sq metres with Staff room 9.7- sq metres and storage 32.80 sq metres, staff toilets.

We understand that the split level flat consists of two bedrooms plus an attic room, large lounge, kitchen and bathroom.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Caerphilly County Borough Council 01443 815588
Rateable Value £9500

VENDORS SOLICITORS

Mr G Evans
Evans & Greaves
5 Piccadilly Square, Caerphilly CF83 1PB
02920 855 250

VIEWING TIMES

By appointment through auctioneers.