



# 8/9 Canon Street

Aberdare, CF44 7AT

**FOR SALE**

**TOWN CENTRE BUILDING**

**TOTAL AREA - 5,591 ft<sup>2</sup> (519.38 m<sup>2</sup>)**

- + Two retail units
- + Prime town centre location
- + Part income producing

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Aberdare is a popular town in the Cynon Valley area of Rhondda Cynon Taf. It has a population of approximately 32,000 people and lies 4 miles south west of Merthyr Tydfil, 20 miles north west of Cardiff and 22 miles north east of Swansea. The B4275 road runs through the town connecting it to the A465 to the north and the A470 to the south. There are regular bus routes that service the town centre and Aberdare train station is a short distance to the east of the retailing area.

The properties occupy an excellent position along Canon Street on the corner of the pedestrianised junction with Whitcombe Street. Church Street car park is within a two minute walk accessed via Church Street. Canon Street and the surrounding retailing area has a mix of local and national retailers. Notable occupiers in close proximity include Thomas Cook, Halifax, Greggs and the Post Office.

**DESCRIPTION**

The available properties comprise the following;

- 8 Canon Street - Mid terraced retail unit with upper floors.
- 9 Canon Street - Ground floor corner retail unit benefiting from a return frontage.
- 9 Canon Street - Self contained upper floors accessed from Whitcombe Street.

**ACCOMMODATION**

The property provides the following approximate areas (VOA);

8 Canon Street - Ground Floor Sales	646 ft <sup>2</sup>		(60.00 m <sup>2</sup> )
First Floor	420 ft <sup>2</sup>		(39.00 m <sup>2</sup> )
Second Floor	386 ft <sup>2</sup>		(35.90 m <sup>2</sup> )
9 Canon Street - Ground Floor Sales	1,508 ft <sup>2</sup>		(140.08 m <sup>2</sup> )
9 Canon Street - First Floor	1,565 ft <sup>2</sup>		(145.40 m <sup>2</sup> )
(Upper Floors) Second Floor	832 ft <sup>2</sup>		( 77.30 m <sup>2</sup> )
Third Floor	234 ft <sup>2</sup>		( 21.70 m <sup>2</sup> )

**TENANCIES**

8 Canon Street - Oasis Communications Services Ltd t/a Get Connected have occupied the property since 2007 with a lease expiry on 30th November 2018.

The passing rent is £5,500 per annum.

**VAT**

The property has been elected for VAT.

**TENURE**

Long leasehold expiring on 25th March 2050. The ground rent payable is £1,000 per annum.

**PURCHASE PRICE**

POA

**BUSINESS RATES**

- 8 Canon Street - £9,600
- 9 Canon Street - £22,500
- 9 Canon Street (Upper Floors) - £15,500

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

To be assessed.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through joint agents Emanuel Jones and CBRE:-

Contact: David Williams / Rhys Williams  
Email: david@emanuel-jones.co.uk  
rhys@emanuel-jones.co.uk

Contact: Nick Gulliford  
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SUBJECT TO CONTRACT AND AVAILABILITY

**\*STAFF UNAWARE PRIVATE AND CONFIDENTIAL\***



June 2018

**8/9 Canon Street**  
**Aberdare, CF44 7AT**

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