



**Unit 13 Abergorki
Industrial Estate,
Treorchy,
CF42 6DL**

INVESTMENT SALE

**High Quality Industrial
Unit Let to Howdens
Joinery PLC**

 **Cooke & Arkwright**

INVESTMENT SUMMARY

- High Quality Industrial Unit let to Howdens Joinery PLC.
- Located on the established Abergorki Industrial Estate, with surrounding occupiers including Screwfix, Thomas Lloyd Furniture and Triax.
- Substantial Fit Out Works undertaken from Howdens.
- Gross Internal Area of 10,042 sq. ft.
- Single Let to Howdens Joinery PLC, from September 5th 2024, expiring 5th September 2039 at a current annual rent of £62,762.50 per annum.
- Opportunities for rental growth with upward only reviews on the 5th September 2028 & 5th September 2033.
- The property is available by way of a 999-year long leasehold.

We are instructed to seek offers in the region of **£775,000 (Seven Hundred and Seventy-Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of 7.718% and a capital value of £80.97 psf.



LOCATION

The property is located on Abergorki Industrial Estate which is found within the Rhondda Valley. The unit is accessed via the A4061 with the estate located 10 miles west of Pontypridd, and approximately 20 miles from Junction 34 of the M4 Motorway to the South. The A465 Heads of the Valleys Road is accessible 10 miles north of the property.

The area is an established industrial and commercial district, with good links to the immediate region. Occupiers in the surrounding vicinity include a range of local and national occupiers such as Thomas Lloyd Furniture, Alumate and Screwfix.

What 3 Words

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DESCRIPTION

The property is a fully refurbished end of terrace warehouse, of steel portal frame construction with profiled steel sheet cladding and a new overlaid roof with a 25 year warranty.

The unit benefits from pedestrian access through a glazed frontage and vehicular access through a level loading door. Internally, the unit has an eaves height of 4.68 metres rising to an apex of up to 6.8 metres. There is a good provision of yard and car parking space to the front and eastern elevations.

Howdens have undertaken a comprehensive fit out of the unit, including a mezzanine office area, public showroom display area, heating, lighting and full decoration.





ACCOMMODATION

The property has a Gross Internal Area (GIA) of 10,042 sq. ft.

LEASE

Unit 13 is let to Howdens Joinery PLC on a 15-year lease from September 5th 2024, expiring 5th September 2039 at an annual rent of £62,762.50 per annum.

There is an upward only rent review within the lease on the 5th September 2028 & 5th September 2033.

The lease contains a Tenant only break clause on the expiry of the 10th year of the term.

The lease also contains a schedule of condition.



TENURE

The property is available by way of a 999-year long leasehold.



MARKET COMMENTARY

Demand to purchase well let trade counter investments remains strong across all regions of the UK.

The property serves a wide hinterland with good access to neighbouring and densely populated areas.

The quoting price and yeild of 7.71% offers an attractive return in comparison to other Howdens investments recently sold.

We are aware that the below trade counter investment opportunities have transacted in recent months:

Units 2A/2B Broomhill Way, Torquay, TQ72 7QL

9,928 Sq. Ft let to Toolstation and GSF Car Parts at an annual rent of £75,800 per annum.

Sold for £1,110,000 - 6.5% NIY - March 2026

142 Chrisleton Road, Chester, CH3 5TD

Recently refurbished Industrial Unit/Trade Counter measuring 11,773 sq. Ft let to Howdens Joinery Properties Limited at an annual rent of £115,000

Sold for £1,736,000 - 6.5% NIY - March 2026



TENANT COVENANT

Howdens was established in 1995 to provide trade customers with kitchens, joinery, and hardware products, which are available from local stock at depots across the UK, France, and Belgium. Starting with just 14 depots, there are now more than 850 locations.

Howdens Joinery Properties, have an excellent covenant strength which is reflected by a Creditsafe Score of 82A reflecting a very low risk.

SERVICE CHARGE

An estate service charge will be applicable. Details of this can be shared upon request.

VAT

We understand the property is elected for VAT.

ANTI-MONEY LAUNDERING

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.



PROPOSAL

We are instructed to seek offers in excess of **£775,000 (Seven Hundred and Seventy-Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of 7.718% and a capital value of £80.97 psf.

CONTACT

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