

Units 7-11 Coopers Court

Caerphilly Road, Ystrad Mynach, CF82 7EP

Offers in Excess of £1,250,000 plus VAT



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Price - Offers in Excess of £1,250,000 plus VAT

Opportunity to acquire an industrial investment producing a total income of £99,816 per annum which reflects a Gross Initial Yield of circa 8%. The site itself equates to c.1.75 acres (0.70 Ha) and offers future potential for re-development, subject to obtaining necessary planning consents.

Location

The property is located at Coopers Court, a commercial development along Caerphilly Road in Ystrad Mynach, approximately 4.5 miles north of Caerphilly town centre and approximately 13 miles north of Cardiff city centre. The property is in close proximity to the A469 via Heol Twyn Road providing convenient access to the A470 dual carriageway. Junction 32 of the M4 motorway lies 9 miles to the south.

Directly adjacent to the site lies Duffryn Business Park which is an established distribution, trade and industrial location. The area is well connected by public transport with Ystrad Mynach railway station located less than a kilometre away. Notable adjacent developments are Ysbyty Ystrad Fawr and the CCB Centre for Sporting Excellence.

Description

The property itself is an income producing industrial development comprising four industrial/warehouse type units along with a surfaced and fenced yard/compound which provides a future opportunity for re-development subject to obtaining necessary planning consents and obtaining vacant possession.

The units and compound are fully let on occupational tenancy agreements for a number of uses including self-storage containers, children's nursery and van storage. Further lease details are available with the tenancy schedule.

Accommodation

From measurements taken on site, we have calculated the following approximate floor areas. All areas are on a Net Internal Basis.

Unit 7:-	
Total Gross Internal Area (GIA)	4,916 sqft (456.8 sqm)
plus additional Mezzanine	1,180 sqft
Unit 8:-	
Total Gross Internal Area (GIA)	9,451 sqft (878.1 sqm)
Unit 9:-	
Total Gross Internal Area (GIA)	2,452 sqft (227.8 sqm)
Unit 10:-	
Total Gross Internal Area (GIA)	Unmeasured
Unit 11:-	
Enclosed and surfaced yard	Circa 0.83 acres
Total Gross Internal Area (GIA)	16,819 sqft (1,562 sqm) exc. Unit 10
Total site area	Approx 1.75 acres (0.70 ha)

Services

We have not tested any of the service installations and prospective purchasers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing. We understand that each individual unit has its own separate electricity and water supply but only Unit 8 has a gas supply.

Development Overage

We understand that there is a development overage should the site be sold for residential or to a large supermarket operator. Further details available upon request.

Tenure

Freehold subject to the existing leases as per tenancy schedule below.

Unit 7 - Title Number CYM573409.

Units 8, 9, 10 & 11 - Title Number WA886515.

Tenancy Information

We understand that all leases are contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954 and are let on the following terms:-

Unit No	Lease Term	Rent	Tenant
Unit 7	Flexible term to be agreed	£20,000 per annum	Vantastec Ltd prepared to lease back on flexible terms
Unit 8	A term of 5 years from 3 rd April 2025	£29,120 per annum	Let to K&S Family Leisure Services Ltd
Unit 9	A term of 5 years from 28 th April 2025	£25,200 per annum	Let to Pink Self Storage Ltd
Unit 10 & 11	A term of 5 years from 28 th April 2025	£25,496 per annum	Let to Pink Self Storage Ltd

Total income £99,816 per annum reflecting a Gross Initial Yield of circa 8%. Further lease information available on request.



Price

Offers in excess of £1,250,000 plus VAT.

Planning

All prospective purchasers to make their own enquiries with the Local Authority in relation to planning. We understand that the current uses are longstanding and in compliance with planning policy.

Business Rates

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Unit 7:-
Rateable Value: £13,750

Unit 8:
Rateable Value: £20,500

Unit 9:-
Rateable Value: £7,000

Unit 10:-
Rateable Value:- £7,700

Unit 11:-
Rateable Value: £8,100

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

Energy Performance Certificate

EPC Ratings:-

Unit 7:- D (90)
Unit 8:- C (68)
Unit 9:- E (107)
Unit 10:- TBC
Unit 11:- N/A

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is applicable.

Legal Costs

Each party are to be responsible for their own legal costs occurred in this matter.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes only. The accuracy of such plans are not guaranteed.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the joint agents.

All Enquiries

Harris & Birt
65 High Street
Cowbridge
Vale of Glamorgan
CF71 7AF

Herbert R Thomas
11-12 Jellicoe Court
Atlantic Wharf
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CF10 4AJ

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Particulars dated 7th May 2025 Ref: ICW36

HARRIS & BIRT

hrt
herbert r thomas

incorporating
**rawlins
& madley**





UNIT 11

UNIT 9

UNIT 10

UNIT 7

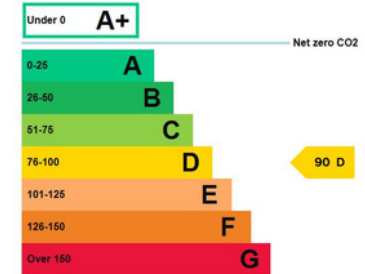
UNIT 8



Unit 7

Energy rating and score

This property's energy rating is D.



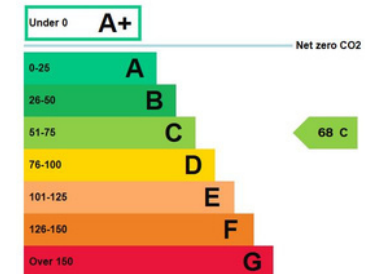
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Unit 8

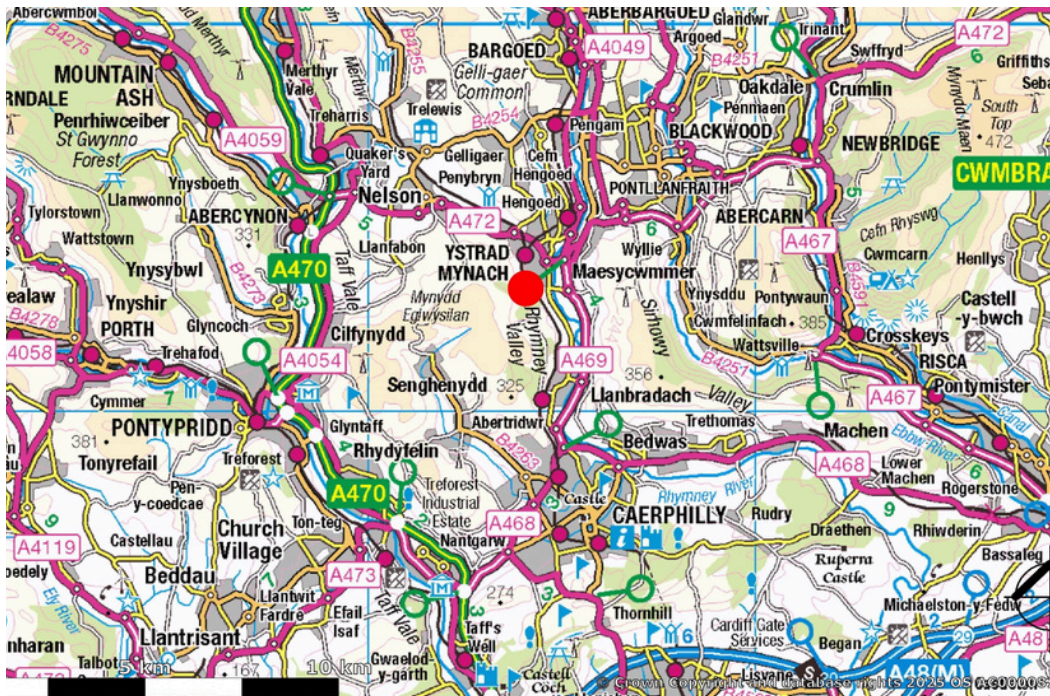
Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

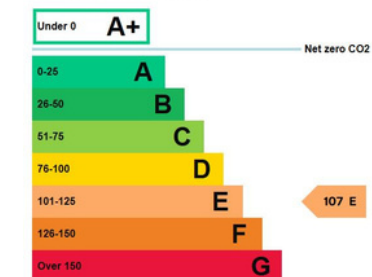
The better the rating and score, the lower your property's carbon emissions are likely to be.



Unit 9

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



The Coopers Arms
(PH)

Shelter

8 to 9

7

Coopers Court

Weir

Weir

ST. JEROME'S

Sewage
Ppg Sta

13

18

9

12

50 m

100 m

7

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