

LOT 22 - Treorchy

Commercial Auction - 7th May 2026



Freehold Multi-Let Industrial & Office Investment

Treorchy Business Park, Treorchy, Mid Glamorgan, CF42 6DL

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GUIDE PRICE *

£1.3M - £1.4M

Gross Initial Yield 20.48%

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Live Stream (the first lot to be offered at 11am)



Key Features

- Comprises self-contained industrial and office accommodation totalling approx. 8,473.35 sq m (91,206 sq ft)
- Total site area extending to 2.45 hectares (6.16 acres)
- Tenants include Screwfix together with a range of independent occupiers
- Future potential for redevelopment, subject to obtaining all necessary consents
- VAT is applicable
- **Six Week Completion Available**

Total Current Gross Rent Reserved

£266,259.84 p.a.

(1) (2)

Tenure

Freehold

Location

- ★ Treorchy is located within the Upper Rhondda Valley in South Wales
- 📍 In close proximity to the A4061 and A4058 which in turns leads to the M4 and Cardiff
- 🚗 Parc Busnes Treorchy is situated within close proximity to Ynyswen Station which provides convenient access to Pontypridd Railway Station with frequent onward services to Cardiff and Merthyr Tydfil
- ✈ Cardiff Airport is located approximately 23.5 miles south and provides frequent services to an ever-expanding array of global destinations
- 🛣 The property is situated south of Ynyswen Road and benefits from dual access from both the north and south of the site.
- 🏠 Occupiers close by include: Howdens, Knights Forest View Pharmacy and Thomas Lloyd Furniture together with a range of independent occupiers

Planning

- The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority: Rhondda Cynon Taf County Borough Council www.rctcbc.gov.uk

VAT - VAT is applicable to this lot.

Allsop

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Schedule

| Address | Present Lessee | Accommodation | | | Lease Details | Current Rent (PA) | Next Review / Reversion |
|--------------|--|-----------------------------------|----------------------|---------------------|---|-----------------------------|-------------------------|
| Unit 1 | Various short term agreements | Ground Floor - Self storage units | 900.9 sq m | 9,697 sq ft | Various short term agreements | £31,120 ⁽¹⁾ p.a. | |
| Unit 2 | Vacant - Heads of Terms agreed with RG42 Ltd | Ground Floor | 1,188.60 sq m | 12,794 sq ft | Vacant - Heads of Terms agreed, subject to contract, for a new 5 year lease, with tenant break option in 3rd year, at £47,000p.a. | £ ⁽²⁾ p.a. | |
| Unit 3 | Valleys Creative Ltd | Ground Floor | 1,936.00 sq m | 20,839 sq ft | 5 years from 25.11.2024 tenant break option in 3rd year | £36,000 p.a. | Reversion 2029 |
| Unit 4 & 5 | Screwfix Direct Ltd ⁽³⁾ | Ground Floor | 475.84 sq m | 5,122 sq ft | 10 years from 04.07.2022 Tenant break option in 5th year | £28,187.50 p.a. | Reversion 2032 |
| Unit 6 | Vacant | Ground Floor | 231.97 sq m | 2,497 sq ft | Vacant | | |
| Unit 7 | Individuals t/a Abergorki Tyre Services | Ground Floor | 231.97 sq m | 2,497 sq ft | 3 years from 01.03.2026 | £9,988 p.a. | Holding Over |
| Unit 8 | Carpets n Carpets Ltd | Ground Floor | 212.00 sq m | 2,282 sq ft | 2 years from 14.04.2026 | £12,551 p.a. | Revesion 2028 |
| Unit 9 | Treorchy Comprehensive Ltd | Ground Floor | 212.00 sq m | 2,282 sq ft | 4 months from 01.04.2026 - Tenant has given notice to vacate on 30.04.26 | | |
| Unit 10 | Vacant | Ground Floor | 213.30 sq m | 2,296 sq ft | Vacant | | |
| Unit 11 | Bluebirds Travel Ltd | Ground Floor | 213.67 sq m | 2,300 sq ft | Subject to a license for a term of 3 years from 01.04.2026 | £10,080 p.a. | |
| Unit 12 | RG42 Ltd | Ground Floor | 945.28 sq m | 10,175 sq ft | 3 years from 20.09.2023 | £21,000 p.a. | Reversion 2026 |
| Unit 13 & 14 | The Cheeky Cow Rhondda Ltd | Ground Floor | 470.46 sq m | 5,064 sq ft | 3 years from 27.01.2026 | £25,000 p.a. | Reversion 2029 |
| Unit 15 | Red Dragon Ltd | Ground Floor | 235.23 sq m | 2,532 sq ft | 3 years from 01.08.2025 | £9,000 p.a. | Reversion 2028 |
| Unit 16 | Dema Fire & Security Ltd | Ground Floor | 235.23 sq m | 2,532 sq ft | 5 years from 01.12.2021 | £9,000 p.a. | Reversion 2026 |
| Offices | Various | Ground Floor | 770.90 sq m | 8,298 sq ft | Subject to 12 separate licenses | £34,343.34 p.a. | |
| Porta Cabin | Individual | | | | Subject to a license for a term of 1 year | £5,088 p.a. | |
| Garage | Individual | | | | Subject to a license | £3,300 p.a. | |
| Cabin | Individual | | | | Subject to a license for 3 years | £600 p.a. | |
| Yard Area | Various short term agreements | Caravan Storage | | | Various short term agreements ⁽¹⁾ | £31,000 ⁽¹⁾ p.a. | |
| | | Total | 8,473.35 sq m | 91,206 sq ft | Total | £266,259.84 p.a. | |

Schedule (Continued)

(1) the storage units and caravan storage is rented out on rolling monthly agreements, and the income is variable from month to month.

(2) Heads of Terms agreed, subject to contract, for a new 5 year lease, with tenant break option in 3rd year, at £47,000p.a. Please refer to the legal pack for further details.

(3) For the year ended 31.01.2025 Screwfix Direct Limited reported a turnover of £2,539,100,000, a pre-tax profit of £220,200,000, shareholders funds and a net worth of £779,300,000 (Source Experian 15.04.2026)

Featured 1



Featured 2



N.B. For identification purposes only, please refer to Title documents for extent of property to be sold.

Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9



Featured 10



Featured 11



Featured 12



Featured 13



Featured 14











N.B. The plan is for identification purposes only.

Addendum

In the Particulars of Sale and the Schedule of Accommodation and Tenancies, please note the tenant of unit 9 has served notice to vacate on 30.04.2026 and as such the unit will be offered vacant. The Total Current Gross Rent Reserved is therefore £266,259.84 p.a. and not as previously stated. The online catalogue has been updated.

Disclaimer

--**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.

4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.

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