



TOWN CENTRE
EDUCATIONAL INVESTMENT
FOR SALE



IN
LEISURE@CWMBRAN
NP44 1QS



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

INVESTMENT SUMMARY

- Cwmbran is a thriving commercial centre in South Wales, 17 miles north-east of Cardiff.
- With an extensive catchment population of 264,832 within a 20 minute drive.
- 999 year leasehold at a peppercorn.
- A modern ground floor Educational Facility built in 2008.
- Providing 9,928 sqft of flexible space.
- £450,000 tenant fit out.
- Within the town's prime leisure complex.
- Immediately adjacent to a 700,000 sqft shopping centre (the second largest in Wales with 3,000 free car parking spaces).
- Let to Aspris Children's Services until 2031.
- Rent - £42,500 p.a. (£4.28 psf overall).
- With an uncapped RPI rent review in 2026.
- Tenant break in 2028 subject to 12 months notice.
- Reversionary – refurbished offices are achieving £13.85 psf elsewhere in the town centre.
- Offers in excess of £453,000 - subject to contract and exclusive of VAT.
- Reflecting a Net Initial Yield of 9% based on purchaser's costs of 4.26%.
- The price equating to a low capital value of £45.63 psf overall.

CWMBRAN

Cwmbran, Wales' first designated 'new town', is located in South Wales, approximately 6 miles north of Newport and 17 miles north-east of Cardiff.



The town benefits from excellent road communications, being strategically located 4 miles north of Junctions 25A and 26 of the M4 via the A4042 and A4051 respectively. The M4 offers maximum connectivity across South Wales providing access to Cardiff, and Swansea to the west; Bristol, the M5 motorway and London to the east.



Cwmbran also benefits from regular rail services to Newport (11 minutes) and Cardiff (27 minutes), which in turn provides access to the wider national rail network.

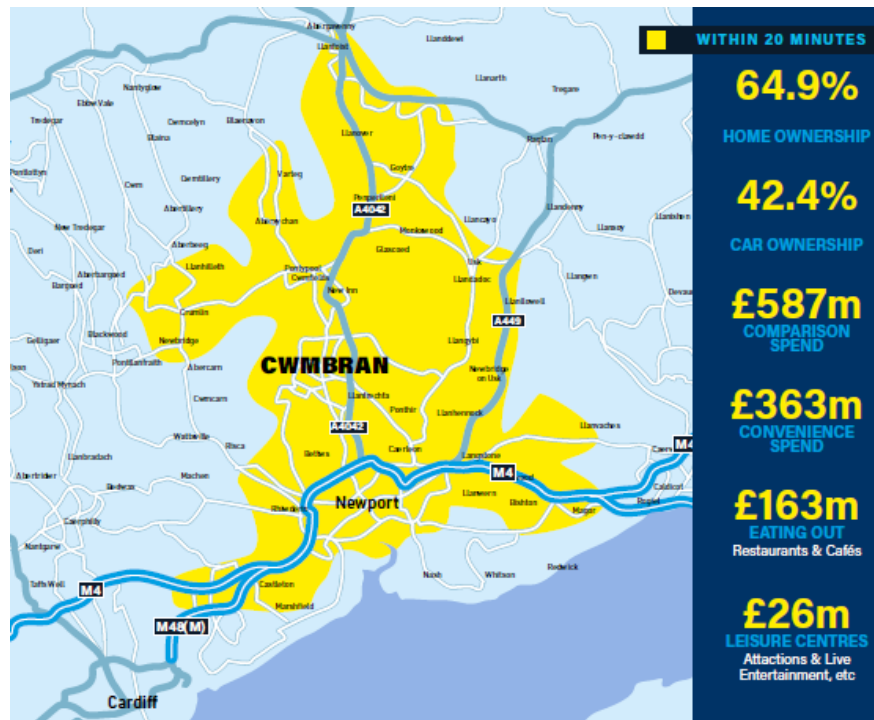


Cardiff Airport and Bristol International Airport are easily accessible, approximately 45 minutes and 50 minutes' drive respectively.

DEMOGRAPHICS

Cwmbran serves an extensive catchment with the scheme benefitting from a population of 264,832 within a 20 minute drive time. The large catchment spans north to Abergavenny and south to Newport – taking in the affluent rural tourist areas of the Usk and Wye Valleys and Brecon Beacons National Park.

Cwmbran has a strong manufacturing base as well as science and technology, with the Springboard Business Innovation Centre attracting over 94 companies since opening in 2006. Major employer's in the town include Royal Mail, Burton's Biscuit Co, Safran and Meritor, whilst a brand new £24M purpose built campus situated adjacent to the scheme is the home for all post 16 education in the Torfaen borough (known as the 'Torfaen Learning Zone').



SITUATION

Leisure @ Cwmbran is situated in the town centre opposite a Morrisons and adjacent to the 700,000 sq ft Cwmbran Shopping Centre (Wales' second largest shopping centre). The shopping centre's 3,000 free car parking spaces are a major magnet for both retail and leisure customers



DESCRIPTION

Cwmbran Leisure was constructed in 2008 and comprises a purpose built leisure complex arranged over ground and first floor. The scheme is anchored by Vue cinema comprising 8 screens over 21,000 sqft of ground and first floor. Hollywood Bowl comprises a 20 lane bowling complex with a late night licensed bar.

The ground floor Educational Facility provides classrooms, break out areas and an internal café as part of a £450,000 tenant fit out.

The structural layout provides excellent flexibility for the future.

LEISURE@CWMBRAN IS THE MAIN LEISURE VENUE FOR CWMBRAN
SITUATED BETWEEN THE 700,000 SQFT CWMBRAN TOWN CENTRE AND CWMBRAN RAIL STATION



TENANCY

The ground floor educational facility is let to Aspris Children's Services Limited trading as Apris College. Let on an 10 year lease from 1st February 2021 expiring 31st January 2031. With a tenant break 1st February 2028 – subject to 12 months notice.

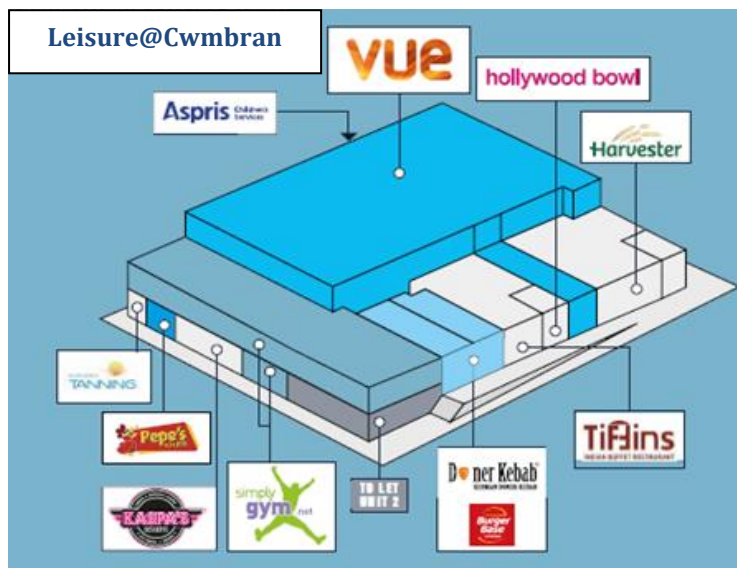
At £42,500 p.a. (£4.28 psf overall).

Subject to an uncapped upwards only RPI review in 2026.

The lease is drawn on FRI terms subject to a Schedule of Condition.

REVERSIONARY

The passing rent is well below current office rents in Cwmbran. For example, Nanopharm have just acquired Franklin House – 400 meters to the south – a much larger refurbished office building of 24,344 sq.ft. at £13.86 psf.



ACCOMMODATION

Ground Floor – 9,928 sq.ft.



TENANT COVENANT



Aspris Children's Services Limited was established 16 years ago. Aspris runs independent specialist co-educational colleges for young people aged 16-25 years with Aspergers Syndrome, Autistic Spectrum Disorders and associated conditions.

Aspris College South Wales was set up in partnership with Coleg Gwent, the largest education college in Wales.

More information can be found on:-

<https://www.aspriscs.co.uk/find-a-location/aspris-college-south-wales-torfaen/>

VAT

The property is elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

EPC

The property has an EPC rating of B36.

TENURE

A new 99 year lease at a peppercorn rent.

PROPOSAL

We have been instructed to seek Offers in Excess of £453,000 (Four Hundred and Fifty Three Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 9% based on purchaser's costs of 4.26%.

With an uncapped RPI review in 2026 (upwards only).

The price equating to a low capital value of £45.63 Psf overall.



VIEWING

Strictly by appointment through the selling agents, **EJ Hales**, contact:
Daniel Griffiths • Mobile: **07818 553350** • E-mail: **dan@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG