



52-56 Somerset Street  
Abertillery, NP13 1DL

 DAVID JAMES

# 52-56 Somerset Street

## Abertillery, NP13 1DL

### Investment Opportunity

Veterinary premises with self contained 2 bedroom flat above. Let in its entirety to Independent Vetcare Limited, the property provides a secure and low maintenance investment.

- Veterinary accommodation of approximately 1500ft<sup>2</sup> NIA
- Current passing rent of £16,870 per annum exclusive
- Attractive net initial yield of 7.4% after deducting standard purchasers costs of 1.5%
- Strong Tenant covenant
- Rent review March 2026
- Full repairing terms

**FOR SALE BY PRIVATE TREATY**  
Guide Price: £225,000

Court Barn, West End  
Magor, Monmouthshire, NP26 3HT  
magor@david-james.co.uk  
Tel 01633 880220  
www.david-james.co.uk

### DESCRIPTION

The property provides an end of terrace, mixed use property over three floors providing veterinary accommodation to ground and lower ground floors with 2 bedroom self contained flat to the first floor.

Set within the heart of the town of Abertillery, the property benefits from good commuter links and is set among a range of retail and service provider occupied commercial property.

The ground floor provides a range of clinical and clerical accommodation including consulting rooms, lab and dispensary. Further veterinary accommodation is provided to the lower ground floor providing theatre, prep area, X-ray and ancillary space with additional access points from the side and rear.

The first floor flat is self contained with an internal stairwell to the front direct from Somerset Street. The flat is in excellent condition throughout having recently been refurbished comprising two double bedrooms, bathroom, kitchen and lounge providing spacious accommodation throughout.

### SITUATION

The property is set within the town of Abertillery within the county of Monmouthshire and provides a range of services and retailers including a number of national retailers. The larger towns of Newbridge and Pontypool are 6 miles and 10 miles away respectively providing further services while the town benefits from good transport links to the larger centres of Newport and Cardiff as well as access to the motorway network.

### ACCOMMODATION

Approximate Net Internal Area (NIA) floor areas:

		sq m	sq ft
Ground Floor	Veterinary	73.06	786.41
Lower Ground Floor	Veterinary	66.58	716.66
First Floor	2 bedroom flat		

### COVENANT

Founded in 2011 as Independent Vetcare, IVC Evidensia are the UK's largest veterinary network employing thousands of vets, vet nurses and support staff across hundreds of practices. As part of the IVC Evidensia Group, they are the fastest growing veterinary group in Europe.

Independent Vetcare Limited (Company Number: 07746795) have achieved a credit score of 55, deemed "BELOW AVERAGE RISK" by Experian. The turnover as at YE 2023 was in excess of £1.41 billion. Source: Experian: 30.06.2025.

### BUSINESS RATES

Rateable Value - £5,500 as of April 2026

### TENURE

Freehold subject to existing lease agreement and tenancy agreement. Interested parties are advised to make their own investigation in this regard.

Current agreements briefly comprises as follows:

- 15 year term expiring March 2031
- Permitted use as a veterinary surgery/hospital
- Current passing rent of £16,870 per annum exclusive
- Rent reviews 5 yearly to open market rent
- Full repairing terms
- Within Landlord and Tenant Act 1954

### SERVICES

We understand mains electricity, gas, water and drainage is connected to the property including electric wall mounted air conditioning units providing hot and cold air. A separate gas boiler serves the first floor residential accommodation. Interested parties are advised to make their own investigations to confirm.

### VIEWING

Strictly by appointment with David James Tel: 01633 880220

### VAT

The guide price stated is exclusive of VAT whether or not chargeable

### LOCAL AUTHORITY

Blaenau Gwent County Borough Council

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

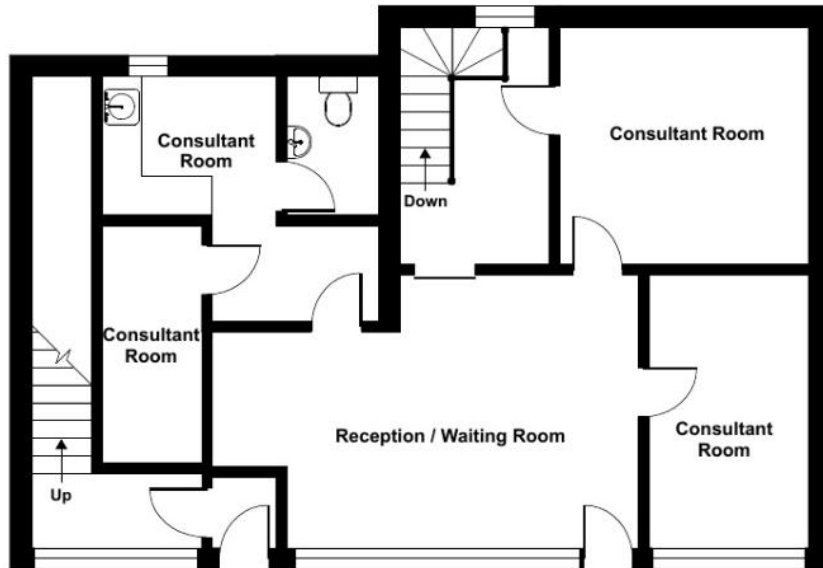




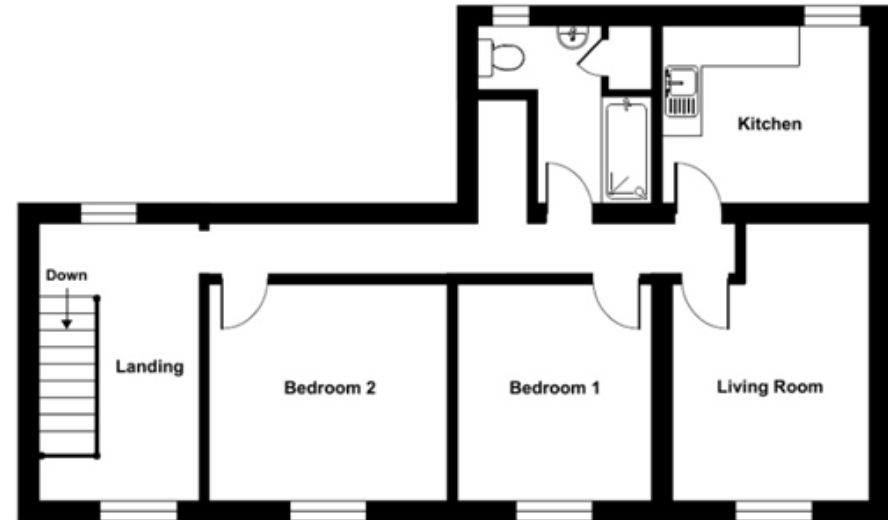
**Somerset Street, Abertillery, NP13**

Approximate Area = 2384 sq ft / 221.4 sq m

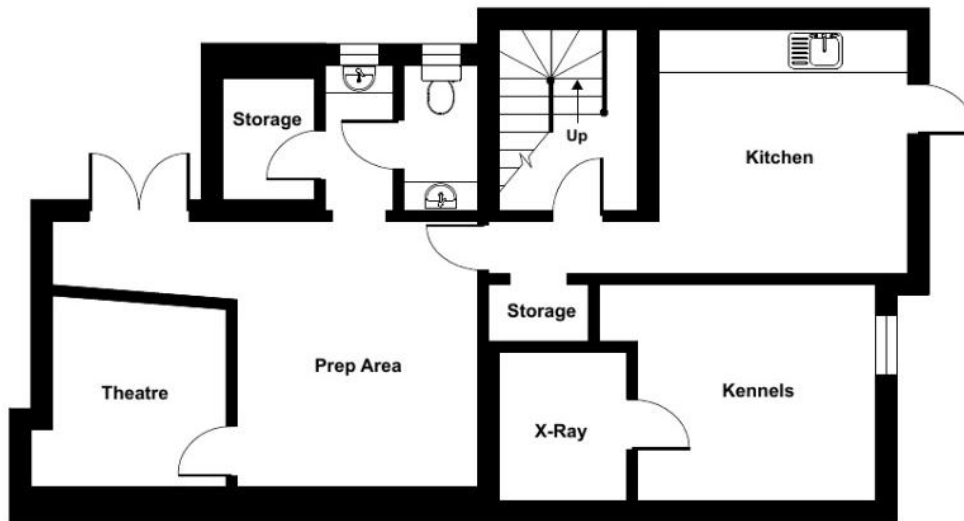
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GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

52-56 Somerset Street  
ABERTILLERY  
NP13 1DL

Energy rating

C

Valid until

18 August 2032

Certificate number

1346-4233-3129-7557-2875

