



TO LET – RENT REDUCED

17-17A
HIGH STREET
BARGOED
CF81 8RA

- Ground Floor Retail area circa 1,030 sq ft (95.69 sq m)
- First Floor offices/ storage circa 534 sq ft (49.60 sq m)
- Prominent town centre location
- Available immediately
- EPC band: F (139)

RENT REDUCED – £6,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Bargoed is situated approximately 8 miles north of Caerphilly and 3 miles northwest of Blackwood. The main A469 provides a direct and convenient access to the A470 Cardiff to Merthyr Tydfil dual carriageway in the south. The A470 in turn links with the M4 motorway at Junction 32.

The property occupies a prominent position along High Street, the principal shopping thoroughfare in Bargoed town centre. Nearby occupiers include Burtons, Peacocks, Barclays Bank and Spar together with many other multiple retailers and financial service providers.

DESCRIPTION

The property comprises a two storey building with large retail shop at ground floor and storage/ offices at first floor.

The ground floor benefits from suspended ceiling, recessed lighting, plaster and painted walls and tiled floor. The first floor is arranged with a number of separate rooms including storage rooms, toilet and kitchen facility.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (Edition V) and comprises the following approximate net internal areas:

Ground floor

Retail Area – 1,030 sq ft (95.69 sq m)

First floor

Kitchen – 128 sq ft (11.90 sq m)

Office – 70 sq ft (6.50 sq m)

Store 1 – 154 sq ft (14.30 sq m)

Store 2 – 29 sq ft (2.70 sq m)

WC – 132 sq ft (12.26 sq m)

Landing – 108 sq ft (10 sq m)

Total – 621 sq ft (57.69 sq m)

Basement – 84 sq ft (7.80 sq m)

SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing

TERMS

The property is available to let by way of a new internal repairing and insuring lease on terms to be agreed.

RENT

£6,000 per annum exclusive.

BUSINESS RATES

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

Rateable Value: £9,700

Uniform Business Rate 2019/20: 52.6

Gross Rates Payable: £5,102.20

We understand that the property benefits from Welsh Government Rates Relief for small businesses. All enquiries regarding this should be made to Caerphilly Council.

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, we have been advised that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
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Tel: 02920 867711

Dan Jones – daniel.jones@brinsons.co.uk

Beverly Williams – beverly.williams@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

R.1250/DEC 17



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

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