



FOR SALE - RETAIL INVESTMENT

8 CENTRAL BUILDINGS

OAKDALE

BLACKWOOD

NP12 0JU

- Mid terrace mixed use property with ground floor retail unit and self contained first floor flat
- Ground floor retail currently let to Parsons Bakery Limited
- Newly refurbished vacant two bedroom flat
- Current income £6,520 per annum, potential for additional income of £5,500 per annum
- Rear yard to include large double garage/workshop which is let
- EPC Band: Ground Floor – D (82), First Floor – D (62)

PRICE – £149,950 EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The property is located on the main shopping street of Central Avenue within the village of Oakdale. Oakdale is a small village situated approximately 2½ miles to the north east of Blackwood town centre.

Nearby occupiers include Co-op, Pharmacy, Chinese Takeaway, Pizza takeaway, Barbers, Hairdressers, Café. Oakdale Library, Medical Centre and Rugby Club are all a short distance from the property.

DESCRIPTION

The subject property comprises a two storey mid terrace property. At ground floor the property is let to Parsons Bakery and benefits from a retail area to the front with an open kitchen. To the rear of the ground floor the property has a prep/freezer room, stock room and storage room.

At the rear of the property there is access to the first floor which provides a newly redecorated two bedroom flat. There is also a workshop/garage with one car parking space in front of the roller shutter door.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Ground floor (NIA) Let to Parsons Bakery

Main Sales area –	446 sq ft (41.39 sq m)
Prep Area –	106 sq ft (9.83 sq m)
Stock Room –	104 sq ft (9.66 sq m)
Store –	176 sq ft (16.36 sq m)
Total NIA –	832 sq ft (77.24 sq m)

First Floor Vacant Flat

Bedroom 1 –	2.94m x 5.21m
Bedroom 2 –	5.21m x 3.03m
Lounge –	6.06m x 3.43m
Kitchen –	1.99m x 1.97m
Porch –	2.41m x 1.57m
Garage (GEA) –	383 sq ft (35.61 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 purchase on a freehold basis subject to the existing leases. The ground floor retail unit is let to Parsons Bakery Limited for a term of 10 years from 5th January 2016. The current rent is £6,000 per annum with index linked rent reviews in year 3 (outstanding), 6 and 9 of the lease.

A copy of the lease and credit report are available upon request.

The garage is let to a private individual at a rent of £520 per annum. A lease is available upon request.

PRICE

£149,950 exclusive.

BUSINESS RATES

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

Rateable Value: £6,700
Uniform Business Rate 2019/20: 52.6
Gross Rates Payable: £3,524.20

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

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.

We have been advised that the property is not elected for VAT.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

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

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

SUBJECT TO CONTRACT AND AVAILABILITY

1757/JUL19

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ALSO AT: 67 HIGH STREET, COWBRIDGE, CF71 7AF

Directors: T.A. Isaac B.Sc. MRICS R.T. Harris B.Sc. (Hons) MRICS

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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.

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

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