



## TO LET/ FOR SALE

**66-67 TREDEGAR STREET  
RISCA  
NP11 6BW**

- Substantial two-storey Retail/ Office property
- Total Net Internal Area circa 3,687 sq ft (342.5 sq m)
- Office, kitchen and WC facilities
- Prominent location on the main high street
- EPC Band: To be confirmed

**RENT - £25,000 PER ANNUM EXCLUSIVE**

**PRICE - £275,000 EXCLUSIVE**

## LOCATION

The property is located on Tredegar Street which is accessed off Commercial Street (B4591). The B4591 is the main arterial road through the village of Risca and provides access to the A467 which in turn links with Junction 28 of the M4 motorway approximately 4 miles to the south east.

Risca is situated approximately 5 miles to the west of Newport City Centre.

The property fronts Risca Park and nearby occupiers include Greggs, Dominos, Barclays Bank and HSBC Bank.

## DESCRIPTION

The property comprises a substantial two-storey end of terrace retail/ office building with extensive window frontage.

Internally, the property benefits from a mixture of open plan and cellular office accommodation with a retail sales area at ground floor level.

The property further benefits from suspended ceilings throughout, carpets and plastered and painted walls. There is a security alarm system, kitchen and WC facilities.

## ACCOMMODATION

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

Ground Floor - 1,889 sq ft (175.5 sq m)  
First Floor - 1,798 sq ft (167.0 sq m)  
Total NIA - 3,687 sq ft (342.5 sq m)

## SERVICES

We understand that all mains services are connected to the property. However 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 lease on terms to be agreed.

Alternatively, our client would consider the sale of the freehold subject to vacant possession.

## RENT/ PRICE

Rent - £25,000 per annum exclusive  
Sale - £275,000 exclusive

## BUSINESS RATES

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

Rateable Value: £16,000  
Uniform Business Rate 2017/18: 49.9  
Gross Rates Payable: £7,984

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. However, in this instance we understand that VAT is payable.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
Eastgate  
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CF83 1NX

Tel: 02920 867711  
Dan Jones - daniel.jones@brinsons.co.uk

**SUBJECT TO CONTRACT AND AVAILABILITY**  
R.1715/FEB18



### 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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