



FOR SALE

21
HIGH STREET
FLEUR-DE-LYS
NP12 3UD

- Good potential for owner occupier or investor
- Ground floor retail area 646 sq ft (60.14 sq m)
- First floor offices of 325 sq ft (30.19 sq m) occupied by a Tenant
- Second floor offices 262 sq ft (24.4 sq m)
- Substantially refurbished property
- EPC Band: B (43)

PRICE - £120,000 EXCLUSIVE

LOCATION

The property is located along High Street in the village of Fleur de Lys, which lies approximately 2 miles west of the town of Blackwood and 1 mile to the north of Ystrad Mynach. There are major road networks including the A469 connecting Caerphilly to Ystrad Mynach within close proximity.

DESCRIPTION

The subject property comprises a mid terrace three storey building under a concrete tile roof. The property benefits from a refurbished Ground floor retail unit with a single door and double glazed UPVC windows. The first and second floors have been extensively refurbished to provide three modern offices with kitchen and wc facilities. The offices are plastered and painted, with ceiling mounted strip lighting, power and data points, UPVC double glazed windows with vertical blinds and laminate flooring.

ACCOMMODATION

Net Internal floor areas:-

Ground Floor

Main Retail - 420 ft² (39.09 m²) - LET
 Extended Retail - 165 ft² (15.33 m²) - LET
 WC - (not measured)
 Kitchen - (not measured)

First Floor

Office 1 - 197 ft² (18.30 m²) - LET
 Office 2 - 128 ft² (11.85 m²) - LET
 WC - (not measured)
 Kitchen - (not measured)

Second Floor

Office 3 - 262 ft² (24.38 m²) - AVAILABLE

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 purchase as a whole subject to the lease on the first floor offices. The ground floor is currently occupied on a rolling basis and can be vacated on the completion of a sale of the property. Alternatively the ground floor tenant will agree to a formal lease if required.

PRICE

Price Reduced - £120,000 exclusive

BUSINESS RATES

We have made enquiries of the Local Authority who have verbally informed us of the following:-

Rateable Value: £5,000
 Uniform Business Rate 2017/18: 49.9
 Gross Rates Payable: £2,495

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). We understand that VAT is not payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
 Eastgate
 Market Street
 Caerphilly
 CF83 1NX

Tel: 02920 867711

Dan Jones - daniel.jones@brinsons.co.uk
 Beverly Williams - beverly.williams@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

R.1511/ DEC17



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

'Eastgate' Market Street
 Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

**Residential
 Agricultural
 Commercial**

Also at:

67 High Street, Cowbridge, Vale of Glamorgan CF71 7AF
 T. 01446 771777