



**TO LET/MAY SELL**  
**MANCHESTER HOUSE**  
**CLIFTON STREET**  
**CAERPHILLY**  
**CF83 1HA**

- Two storey retail property
- Total Net Internal Area circa 5,205 sq ft (483.5 m sq)
- Prominent corner position in the town centre
- Close to main bus and train stations
- EPC Band: C

**RENT ON APPLICATION**  
**PRICE - £250,000 EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [Caerphilly@brinsons.co.uk](mailto:Caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property occupies a prominent position of the corner of Van Road and Clifton Street in Caerphilly town centre and benefits from an excellent return frontage. Clifton Street forms part of the one way route through Caerphilly town centre

Caerphilly occupies a strategic location just north of the M4 motorway offering easy access to both Cardiff (8 miles south) and Newport (11 miles east). Good road access is afforded via the A468 and A470 providing links to the M4 at Junctions 28 and 32 respectively. Furthermore, Cardiff can be directly accessed via the A469

## DESCRIPTION

The property comprises a substantial 2 storey retail premises which occupies a prominent position in the heart of Caerphilly. Located opposite the brand new library development the property comprises a ground floor retail unit with an expansive open plan area, extensive window frontage and a store area. The first floor comprises a large office / retail area which is carpeted throughout and accessed internally via the ground floor.

The property can be refurbished to a bare shell standard with a disabled WC facility, however any incoming tenant is to arrange their own internal fit-out to meet their required needs.

The property benefits from a planning consent for flats on the first floor. Further plans and a copy of the consent can be provided upon request.

## ACCOMMODATION

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

Ground Floor  
2,448 sq ft (227.4 m sq)

First Floor  
2,757 sq ft (256.1 m sq)

Total NIA 5,205 sq ft (483.5 m sq)

## SERVICES

We understand that all mains services are connected to the property.

## TERMS

The property is available to let by way of a new lease on terms to be agreed. Alternatively the landlord would give consideration to the sale of the property.

## RENT/ PRICE

Rent on application.

Price - £250,000 exclusive.

## BUSINESS RATES

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

Rateable Value: £12,000

Uniform Business Rate 2017/18: 49.9

Gross Rates Payable: £5,988

## 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.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
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Dan Jones - daniel.jones@brinsons.co.uk

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## SUBJECT TO CONTRACT AND AVAILABILITY

R.1332



### 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, give notice that: (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 statements as being either a representation or warranty.

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## BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS

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