



FOR SALE/ TO LET

**215 HIGH STREET
BLACKWOOD
NP12 1AL**

- Mixed use property comprising ground floor retail unit and first floor self contained flat
- Ground Floor Net Internal area circa 807 sq ft (74.9 sq m)
- Self contained 1 bedroom flat producing £400 per calendar month
- Prominent location on main High Street thoroughfare
- EPC Bands. Shop - TBC, Flat - D (60)

PRICE – £195,000 EXCLUSIVE

RENT – £12,500 PER ANNUM EXCLUSIVE (GROUND FLOOR SHOP ONLY)

BRINSONS COMMERCIAL

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

LOCATION

The property occupies a prominent town centre location on High Street, Blackwood's principal retailing thoroughfare. Nearby occupiers include Wilkinsons, Thomas Recruitment Group and the Council Library.

Blackwood is one of South Wales Valley's primary market towns and has a range of quality local and national multiple retailers. Blackwood is located approximately 9 miles north east of Caerphilly and 12 miles north west of Newport.

DESCRIPTION

The subject property comprises a ground floor retail unit with a first floor one bedroom self contained flat.

The ground floor is currently fitted out as hair salon and comprises a main sales floor and backroom wash area with tiled floor covering, suspended ceiling and spotlights. The rear area comprises a kitchen with storage facilities and WC facilities. Further benefits to include gas central heating, large shop front, uPVC windows in part and a security alarm.

The first floor one bedroom flat is currently let out on an AST agreement at £400 per calendar month. Further details can be provided upon request.

ACCOMMODATION

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

Ground Floor

Main sales area (incl. wash room) –	693 sq ft (64.3 sq m)
Rear kitchen / staff room –	114 sq ft (10.5 sq m)
Total Net Internal Area circa –	807 sq ft (74.9 sq m)

First Floor –

Unmeasured

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 first floor flat AST tenancy agreement. Alternatively, the ground floor is available to let by way of a new lease on new terms to be agreed.

PRICE/ RENT

Price - £195,000 exclusive

Rent - £12,500 per annum exclusive (ground floor shop only)

BUSINESS RATES

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

Rateable Value: £12,500

Uniform Business Rate 2018/19: 51.4

Gross Rates Payable: £6,425

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

COUNCIL TAX

First Floor Flat – Band A

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
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

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

SUBJECT TO CONTRACT AND AVAILABILITY

1566/SEPT18



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



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