



## TO LET / MAY SELL

**67 CARDIFF ROAD  
CAERPHILLY  
CF83 1FP**

- Ground and First floor retail property
- Total Net Internal Area 1,320 Sq Ft (122.66 Sq M)
- Good position on the main shopping street, Cardiff Road
- EPC Band: D (80)

**RENT – £14,000 PER ANNUM EXCLUSIVE**

## LOCATION

The property has a prominent retail frontage to Cardiff Road, Caerphilly's main thoroughfare.

Caerphilly town centre features a number of high quality local and multiple retailers including New Look, Ramsdens, Thomson, Greggs, Subway and the main High Street Banks and Building Societies.

The town of Caerphilly lies approximately 8 miles north of Cardiff city centre and enjoys convenient access to A470 dual carriageway and M4 motorway.

## DESCRIPTION

The property comprises a ground floor retail premises with first floor ancillary accommodation with kitchen and w.c. facilities. The property also benefits from rear lane access.

The main retail area benefits from a suspended ceiling, spotlights, slat wall panels and laminate flooring.

## ACCOMMODATION

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

Ground Floor – 671 sq ft (62.31 sq m)  
First Floor – 649 sq ft (60.35 sq m)  
**Total – 1,320 sq ft (122.66 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 let by way of a new lease on terms to be agreed. Our clients may consider a sale of the property with full vacant possession.

## RENT

£14,000 per annum payable quarterly in advance.

## BUSINESS RATES

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

Rateable Value: £14,000  
Uniform Business Rate 2019/20: 52.6  
Gross Rates Payable: £7,364

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

## VAT

We have been advised 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](mailto:daniel.jones@brinsons.co.uk)

Beverly Williams – [beverly.williams@brinsons.co.uk](mailto:beverly.williams@brinsons.co.uk)

## SUBJECT TO CONTRACT AND AVAILABILITY

APR19/1766



### 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

'Eastgate' Market Street  
Caerphilly CF83 1NX

T. 02920 867711  
E. [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

Residential  
Agricultural  
Commercial



ESTABLISHED 1900

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