

# BRINSONS



[www.brinsons.co.uk](http://www.brinsons.co.uk)

## RETAIL UNIT TO LET / FOR SALE

**163, HIGH STREET,  
BLACKWOOD  
NP12 1AA**

- Ground floor retail unit totaling circa 878 sq ft (81.5 sq m)
- Basement storage and ancillary space totaling circa 1,036 sq ft (96.2 sq m)
- Net internal area circa 1,914 sq ft (177.88 sq m)
- Car parking to the rear with 2 allocated spaces.
- Prime central high street location.
- Available immediately.

**REDUCED RENT: £17,000 PER ANNUM EXCLUSIVE / MAY SELL**

BRINSONS COMMERCIAL

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

## LOCATION

The subject property occupies a prime central pitch on Blackwood High Street, adjacent to the pedestrianised pelican crossing. To the north of the pelican crossing lies the Market Place Shopping Centre.

Blackwood is located approximately 9 miles north-east of Caerphilly and 12 miles north-west of Newport. Blackwood is reputedly one of the South Wales' valleys principal market town and offers a range of reasonable quality and national multiple retailers including Iceland, Peacocks, Greggs, Costa Coffee, Holland and Barrett, as well as national building societies and banks.

## DESCRIPTION

The property comprises a ground floor retail unit of rectangular shape, with an additional lower ground floor area, suitable for retail / storage / ancillary accommodation. Access is granted directly off Blackwood High Street, with additional access being provided via a rear fire escape on the lower ground floor. Externally, there is a small car parking area to the rear, offering two dedicated car parking spaces.

Internally, the existing fit-out comprises suspended ceilings, fluorescent lighting, convection heating, and laminate flooring. There is a kitchenette and WC facilities on the lower ground floor level.

## ACCOMMODATION

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

Ground Floor	878sq ft (81.5 sq m)
Basement/ancillary	1,050 sq ft (96.2 sq m)
Total Net Internal Area –	1,914 sq ft (177.88 sq m)

## SERVICES

We understand that the property benefits from mains electric, water and drainage.

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, the property is also available freehold, on terms to be agreed.

## RENT/ PRICE

£17,000 per annum exclusive / May Sell.

## EPC

D (93)

### 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

## BUSINESS RATES

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

Rateable Value: £17,250  
Uniform Business Rate 2025/26: 56.8  
Gross Rates Payable: £9,798.00

We advise all interested parties should make their own enquiries 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 NOT payable.

## MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons,  
Eastgate, Market Street  
Caerphilly, CF83 1NX

Tel: 02920 867711

**Joshua Isaac - [joshua.isaac@brinsonspc.co.uk](mailto:joshua.isaac@brinsonspc.co.uk)**  
**Tristan Kugler - [tristan.kugler@brinsonspc.co.uk](mailto:tristan.kugler@brinsonspc.co.uk)**

## SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/2811/MAR25

