



FOR SALE

**23 HANBURY ROAD
BARGOED
CF81 8QT**

- Mid terrace retail unit
- Good position in Bargoed town centre
- First floor 3 bedroom flat let on a 6 month AST
- EPC Band: C (66)

PRICE REDUCED – OFFERS IN THE REGION OF £120,000 EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

Bargoed is situated approximately 8 miles north of Caerphilly and 3 miles northwest of Blackwood. The main A469 provides a direct and convenient access to the A470 Cardiff to Merthyr Tydfil dual carriageway in the south. The A470 in turn links with the M4 motorway at Junction 32.

DESCRIPTION

The subject property comprises a mid terrace retail property with open plan retail sales area at ground floor, storage areas, wc and kitchen at basement. The first floor comprises a 3 bedroom flat with a large relatively open plan kitchen/diner and lounge area.

The property would benefit from some upgrading.

The first floor flat is currently occupied and a new 6 month Assured Shorthold Tenancy will be signed at the time the property is sold. The flat rent will be £400 per calendar month.

ACCOMMODATION

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

Ground Floor – 811 sq ft (75.35 sq m)

Basement – 643 sq ft (59.73 sq m)

First Floor Flat

Lounge – 4.73m x 4.18m
Kitchen/diner – 4.75m x 4.17m
Bed 1 – 2.97m x 3.55m
Bed 2 – 2.33m x 2.22m
Bed 3 – 2.60m x 3.42m
Bathroom – 1.69m x 2.12m

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 with full vacant possession

PRICE

Offers in the region of £120,000.

BUSINESS RATES

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

Ground Floor

Rateable Value: £6,290

Uniform Business Rate 2019/20: 52.6

Gross Rates Payable: £3,308.54

First Floor Flat

Council Tax Band: A

We advise all interested parties should make their own enquires 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.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
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Tel: 02920 867711

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

Beverly Williams – beverly.williams@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

1726/APR19



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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