

On the Instruction of Lloyds Bank Plc

LEASEHOLD AVAILABLE

BARGOED - 54/55 Hanbury Road, CF81 8YE



Key Features

- Welsh town.
- Prominent High Street location .
- Parking available.

Viewing

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Date of Issue 05 October 2019

Updated 05 October 2019

Location

Bargoed is located in South Wales and is 17 miles North of Cardiff and 17 miles North West of Newport. The property is located on Hanbury Road in the centre of the prime pitch.

Adjoining occupiers are both local operators whilst **Ladbrokes** and **Peacocks** are closeby

Description

The property comprises a two-storey building of stone construction. There is a banking hall on the ground floor with rear offices, strong room and meeting room. The first floor has staff facilities, storage areas and offices. There is car parking to the rear.

The property comprises the following approximate floor areas:

Accommodation

Ground Floor	141 sq m	1515 sq ft
First Floor	88 sq m	943 sq ft
Total	229 sq m	2458 sq ft

Rent

An effectively FRI lease for a term of years expiring 24/12/2020 at a current passing rent of **£11,500** per annum exclusive.

Legals

Each party to bear their own legal costs.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the property is **£11,750** and the Rates Payable are **£6,180.60** pa. The UBR for 2019/2020 is **49.1p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

A copy of the Energy Performance Certificate is available on request.

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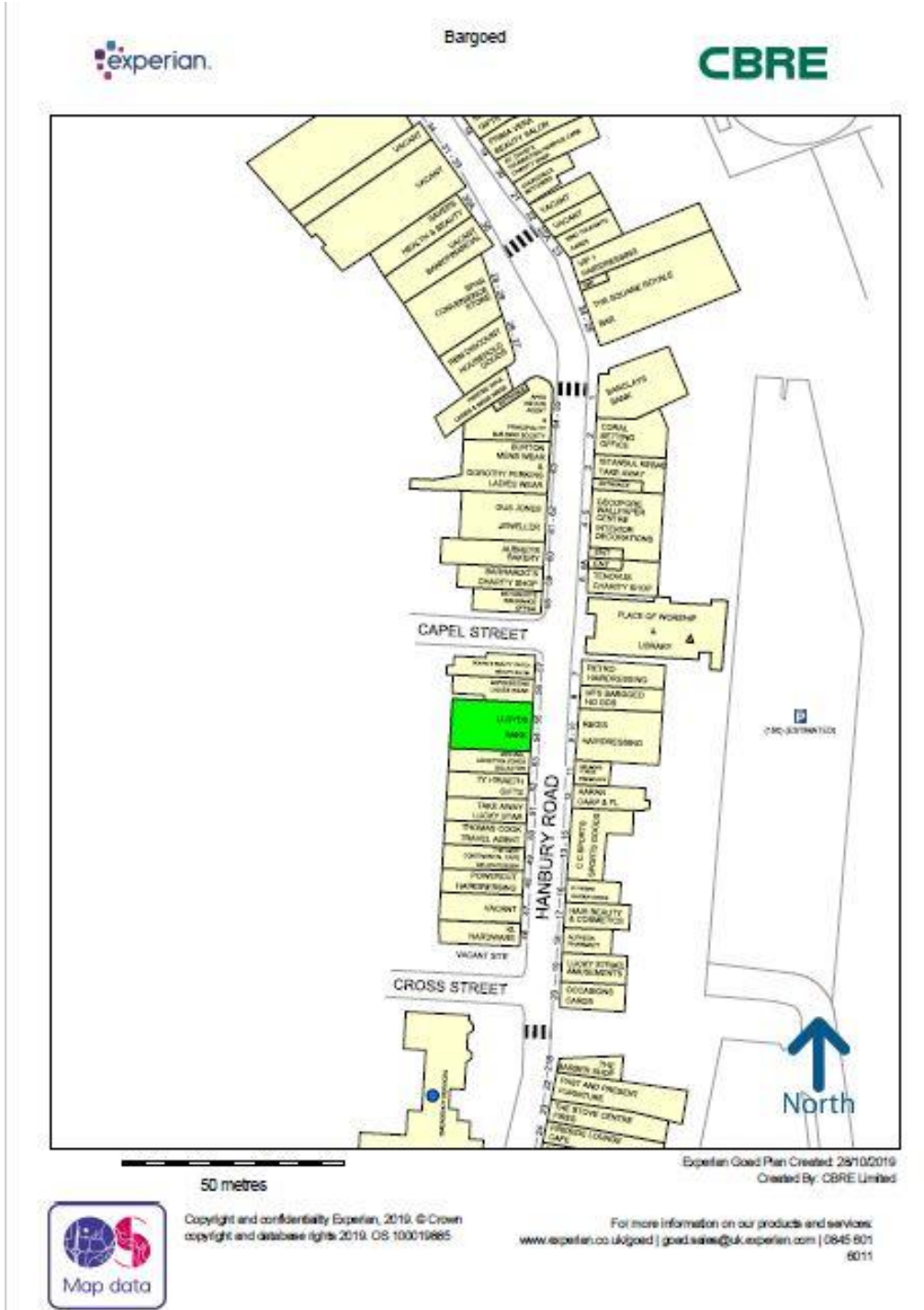
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