



## TO LET

**GROUND FLOOR**  
**42 CARDIFF ROAD**  
**CAERPHILLY**  
**CF83 1JQ**

- Ground floor retail unit which benefits from A2 (Financial & Professional Services) and A3 (Restaurants & Cafes) planning consent
- Total Net Internal Area 868 sq ft (80.6 sq m)
- Prominent corner position in the centre of Caerphilly
- Available by way of assignment or sub-let of the current lease which expires in March 2020

**RENT – £16,500 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

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

## 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, Greggs, Betfred, 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 unit benefiting from a prominent corner position with return frontage. Internally the property is fitted out for its current use as a betting shop and benefits from an A2 (Financial & Professional Services) and A3 (Restaurants & Cafes) planning consent.

## ACCOMMODATION

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

### Ground Floor

Retail Area – 770 sq ft (71.5 sq m)  
Store / Kitchen – 98 sq ft (9.1 sq m)

Total NIA – 868 sq ft (80.6 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 an assignment or sub-let of the current lease which expires in March 2020. Alternatively the landlord may consider a surrender of the existing lease and the grant of a new lease on terms to be agreed.

## RENT

£16,500 per annum exclusive.

## BUSINESS RATES

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

Rateable Value: £18,250

Uniform Business Rate 2019/20: 52.6

Gross Rates Payable: £9,599.50

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  
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

R.1110/ DEC17



### 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**



**ESTABLISHED 1900**

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