



TO LET

**102 HIGH STREET
BLACKWOOD
NP12 1AD**

- Prominent two storey retail unit
- Ground floor retail area circa 95.23 sq m (1,025 sq ft)
- Close to the main bus station and public car parking
- EPC band: D (90)

RENT – £18,000 PER ANNUM EXCLUSIVE

LOCATION

The property occupies a prominent town centre location on High Street, Blackwood's principal retailing thoroughfare. Nearby occupiers include Boots, Timpson, Principality, Peter Alan and Superdrug.

Blackwood is one of South Wales Valley's primary market towns and has a range of quality local and national multiple retailers. Blackwood is located approximately 9 miles north east of Caerphilly and 12 miles north west of Newport.

DESCRIPTION

The subject property comprises a two storey retail property benefitting from ground floor sales area with 5 changing cubicles to the rear. At first floor the property benefits from kitchen/staff area, storage rooms and wc facility.

The ground floor benefits from plastered and painted walls, tiled floor throughout and fluorescent strip lighting.

ACCOMMODATION

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

Ground Floor

Retail Area – 95.23 sq m (1,025 sq ft)

First Floor

Office / Staff Area – 31.39 sq m (338 sq ft)

Storage Area – 30.50 sq m (328 sq ft)

Additional Storage Area – Unmeasured

Total NIA – 157.12 sq m (1,691 sq ft)

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.

RENT

£18,000 per annum exclusive

BUSINESS RATES

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

Rateable Value: £17,750

Uniform Business Rate 2018/19: 51.4

Gross Rates Payable: £9,123.50

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. We understand that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
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SUBJECT TO CONTRACT AND AVAILABILITY

R.1174/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.

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



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