

# On the Instruction of Lloyds Bank Plc

## LEASEHOLD AVAILABLE

### RHYMNEY – 58 High Street, NP22 5XL



#### Location

Rhymney is located in Caerphilly, within the boundaries of Monmouthshire, approximately 4 miles east of Merthyr Tydfil and close to the A469 which gives access to Swansea and West Wales. The property is situated in a prominent location at the end of the High Street.

#### Description

The property is a period terraced building providing accommodation over three floors - Basement, ground and first floor. Ground floor is the banking hall with ancillary whilst the basement and first floors provide storage, staff welfare facilities and plant equipment.

The property comprises the following approximate floor areas:

#### Accommodation

Ground Floor	134 sq m	1442 sq ft
First Floor	65 sq m	699 sq ft
Basement	36 sq m	387 sq ft
<b>Total</b>	<b>235 sq m</b>	<b>2528 sq ft</b>

#### Key Features

- Lease Available.
- Popular Welsh town.
- Centrally located.

#### Viewing

By appointment via this office:

##### Jason Herbert

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##### Andrew Jackson

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#### CBRE Limited

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Updated 11 February 2019

#### Rent

An effectively FRI lease for a term of 2 years expiring 30/11/2021 at a current passing rent of £6,878.00 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 **£11,145** and the Rates Payable are **£5,862.27** pa. The UBR for 2019/2020 is **52.6p**. This figure ignores any transitional relief and 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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**Promapv2**  
LANDMARK INFORMATION

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