



FOR SALE – OWNER OCCUPIER OR REDEVELOPMENT OPPORTUNITY

**FORMER MASONS ARMS
BRIDGE STREET,
BLACKWOOD
NP12 1AX**

- Detached premises currently fitted out and refurbished for its use as a restaurant
- Total Net Internal Area circa 2,366 sq ft (219.80 sq m) to include first floor residential accommodation with potential for re-development
- First floor contains five double bedrooms with en-suite bathrooms which are in need of upgrading but can be accessed separately via an external staircase.
- Ample car parking to the rear
- EPC Band: To be confirmed

PRICE – £250,000 EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The property is prominently positioned on the corner of Bridge Street and Hall Street in Blackwood.

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 property comprises a prominently positioned detached building refurbished for its current use as a restaurant offering the potential for first floor residential accommodation.

The ground floor comprises a front seating area with bar providing circa 35 covers, a rear seating area providing circa 25 covers, a storage room, commercial kitchen and male and female WC's. The first floor provides storage / ancillary accommodation but offers the potential for redevelopment subject to obtaining the necessary consents. The property has been refurbished to include new wiring, gas central heating and a fire alarm system.

Externally the property is bound in part by a stone built wall with iron fencing with access to the rear via a customer car park. Furthermore there is an outside seating area with bar and an adjacent grassed area which offers further potential for development or extension.

ACCOMMODATION

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

Ground Floor

Front Bar & Seating Area	638 sq ft (59.35 sq m)
Rear Bar & Seating Area	462 sq ft (42.92 sq m)
Kitchen	246 sq ft (22.85 sq m)
Store Room	68 sq ft (6.31 sq m)
Male / Female WC's	Unmeasured

First Floor

Storage / ancillary	952 sq ft (88.44 sq m)
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Total Net Internal Area 2,366 sq ft (219.80 sq m)

Total Site Area 0.27 acres (0.10 ha)

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.

However, we understand that mains gas, water, drainage and electricity are connected to the property.

TERMS

The property is available to purchase on a freehold basis with full vacant possession.

PRICE

£250,000 exclusive.

BUSINESS RATES

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

Rateable Value: £3,100
Uniform Business Rate 2023/24: 53.5
Gross Rates Payable: £1,658.50

We understand that the property benefits from Welsh Government Rates Relief for small businesses. All enquiries should be made directly to Caerphilly CBC in this regard.

VAT

We have been advised that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

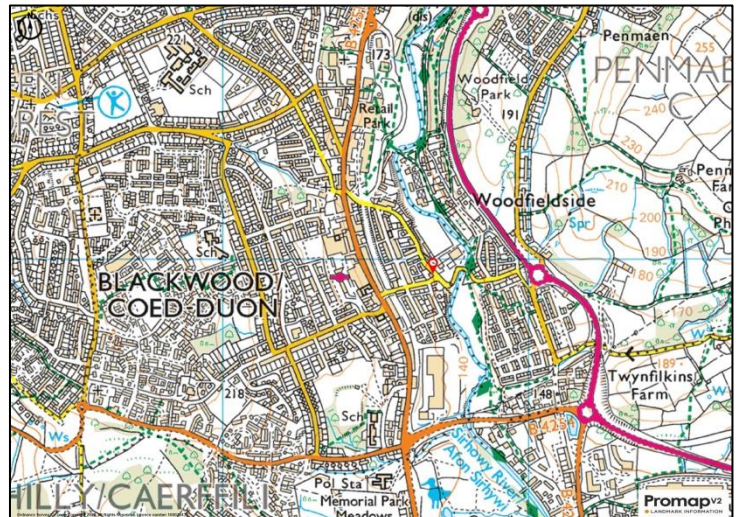
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SUBJECT TO CONTRACT AND AVAILABILITY
JUN23/2209



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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