



OFFICE TO LET

LIBANUS HOUSE
260-262 HIGH STREET
BLACKWOOD
NP12 1YT

- Detached two storey office building located within a prominent position
- Total Net Internal Area circa 2,035 sq ft (189 sq m)
- Potential for alternative uses subject to obtaining the necessary planning consents
- Prominent town centre location with on-site car parking
- Available immediately
- EPC Band: TBC

RENT – £17,500 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

Blackwood is located approximately 9 miles north-east of Caerphilly and 12 miles north-west of Newport.

Blackwood is reputedly one of the South Wales` valleys principal market town. The subject premises is located in a prominent position on the periphery of the town centre.

DESCRIPTION

The subject property provides office accommodation over two floors which is predominantly split into cellular office and meeting rooms.

There are male and female W.C facilities, a kitchen and onsite car parking spaces are available with the property.

ACCOMMODATION

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

Ground Floor - 1,002 sq ft (93 sq m)
 First Floor - 1,033 sq ft (96 sq m)

Total Net Internal Area – 2,035 sq ft (189 sq m)

Suite	Floor	Size
Suite 1	Ground	106 sq ft
Suite 2	Ground	72 sq ft
Suite 3	Ground	159 sq ft
Suite 4	Ground	150 sq ft
Suite 5	Ground	147 sq ft
Suite 6	Ground	191 sq ft
Suite 7	First	276 sq ft
Suite 8	First	147 sq ft
Suite 9	First	164 sq ft
Suite 10	First	165 sq ft
Suite 11	First	331 sq ft

TERMS

The property is available to let by way of a new Full Repairing and Insuring lease on terms to be agreed.

SERVICES

We understand that all mains services are connected to the property including electric, gas, mains water and drainage.

However, 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.

RENT

£17,500 per annum exclusive.

BUSINESS RATES

We have made enquiries of the Local Authority who have verbally informed us of the following:-

Rateable Value: £14,500
 Uniform Business Rate 2022/23: 53.5
 Gross Rates Payable: £7,757

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures are quoted exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is not payable.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

PLANNING

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to Caerphilly County Borough Council Planning Department.

LEGAL COSTS

Each party is to bear their own legal costs.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
 Eastgate
 Market Street
 Caerphilly
 CF83 1NX

Tel: 02920 867711
 Joshua Isaac – joshua.isaac@brinsons.co.uk
 Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY
 767/DEC22

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 reply 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

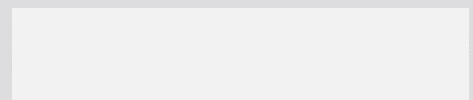


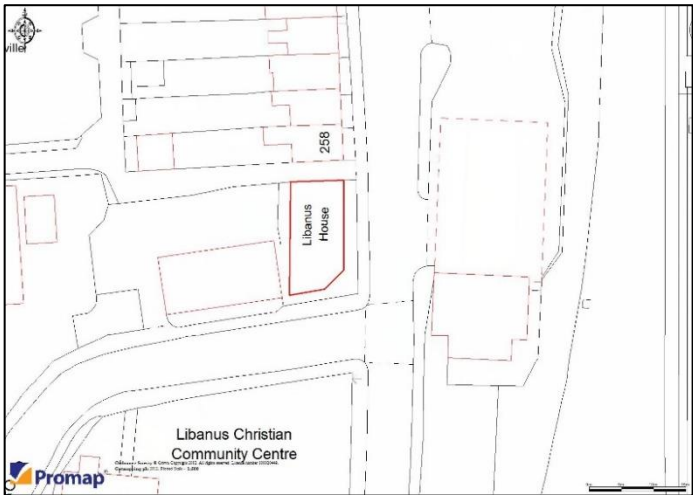
ESTABLISHED 1900

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Residential
 Agricultural
 Commercial





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