



RETAIL / OFFICE TO LET

**91-93 HIGH STREET
BLACKWOOD
NP12 1PN**

- Retail / Office premises circa 3,450 sq ft (320.5 sq m) located on a busy High Street with rear car parking for up to 6 vehicles
- Large ground floor sales area suitable for a range of commercial uses subject to obtaining the necessary planning consents
- Additional basement, first and second floor office / ancillary / storage
- Available immediately
- EPC Band: B(49)

RENT – £20,000 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 and offers a range of local and national retailers including Wilkinsons, Boots and Costa.

The subject premises is situated on the main High Street with council car parking to the rear and Asda in close proximity.

DESCRIPTION

The property comprises a mid-terrace retail / office property comprising 4 storeys including a basement store, ground floor sales and first / second floor storage / ancillary.

The ground floor benefits from a main sales / reception area with meeting rooms. The first and second floors benefit from a range of offices, stores, ancillary and kitchen / WC facilities.

Externally the property is accessed via a single personnel door off the main High Street and there is rear parking for up to 6 vehicles.

ACCOMMODATION

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

Basement -	813 sq ft (75.5 sq m)
Ground Floor -	1,278 sq ft (118.7 sq m)
First Floor -	796 sq ft (73.9 sq m)
Second Floor -	563 sq ft (52.3 sq m)
Total Area -	3,450 sq ft (320.5 sqm)

TERMS

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

RENT

£20,000 per annum exclusive.

BUSINESS RATES

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

Rateable Value:	£22,250
Uniform Business Rate 2023/24:	53.5
Gross Rates Payable:	£11,903.75

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. However, in this instance we understand that VAT is applicable.

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.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street, Caerphilly, CF83 1NX
Tel: 02920 867711

Daniel Jones -daniel.jones@brinsons.co.uk
Thomas Welch -thomas.welch@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

2565/MARCH23



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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Commercial