



SHOP TO LET

**28 SOMERSET STREET
ABERTILLERY
NP13 1DJ**

- Extensive ground floor retail area circa 7,502 sq ft (696.9 sq m)
- Additional basement providing office, ancillary and storage accommodation
- Town centre location occupying a prominent corner position
- Potential for sub-division to suit occupier requirements subject to obtaining the necessary planning consents
- Available immediately
- EPC Band: D (92)

RENT – £30,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The property occupies a prominent corner position within the town of Abertillery which is situated adjacent to the A467, and approximately 7 miles to the south of the A465 Heads of the Valleys Road. The Heads of the Valleys Road has been upgraded to provide excellent road links (dual carriageway) both eastwards linking to the Midlands and South West and also westwards linking to South west and mid-Wales.

Junctions 27 and 28 of the M4 motorway are approximately 15 miles to the south.

DESCRIPTION

The property comprises a large ground floor retail unit with additional basement within the town centre occupying a prominent corner position with frontage onto Somerset Street.

The property was formerly occupied by 'The Original Factory Shop' and internally comprises a large ground floor sales area with additional basement accommodation providing office, ancillary, storage and kitchen / WC facilities.

Externally the property is accessed directly from Somerset Street via double aluminium sliding doors with extensive window frontage.

The property offers potential for sub-division to suit individual occupier requirements subject to obtaining the necessary planning consents.

ACCOMMODATION

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

Ground Floor - 7,502 sq ft (696.9 sq m)
Basement - Unmeasured

TERMS

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

RENT

£30,000 per annum exclusive.

SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. However, we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

BUSINESS RATES

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

Rateable Value: £5,100
Uniform Business Rate 2024/24: 56.2
Gross Rates Payable: £2,866

We advise all interested parties should make their own enquiries 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 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.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

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SUBJECT TO CONTRACT AND AVAILABILITY

JULY23



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Director: T.A. Isaac B.Sc. MRICS

Brinsons is the trading name of Brinsons Ltd. Company No. 06030712

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