



INVESTMENT FOR SALE

1-3 NEW BUILDINGS
HIGH STREET
NEWBRIDGE
NP11 4FA

- 3 no. adjoining terraced properties comprising 3 no retail units and first floor offices
- Current income circa £27,300 per annum with potential to increase subject to letting the of unit 2 & the first floor vacant offices
- Prominent town centre location
- EPC Rating: D

PRICE - £295,000 EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The properties are located fronting Newbridge High Street, the main thoroughfare through Newbridge town centre and Main Street, a predominantly residential street off the main high street. National occupiers within the town are mainly limited to banks and building societies. Other occupiers are local businesses serving the immediate needs of the community.

DESCRIPTION

The property in its entirety comprises a terrace of three ground floor retail units with office accommodation to the first floor. Access to the first-floor office accommodation is available from both High Street and Main Street.

The building is of brick and stone construction, with brick rendered elevations supporting a timber frame pitched roof with tile overlay. The property has modern shop fronts all of which are steel framed and double glazed with a single pedestrian door.

ACCOMMODATION

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

- 1 New Buildings - 833 sq ft (77.36 sq m)
- 2 New Buildings - 260 sq ft (24.18 sq m)
- 3 New Buildings - 896 sq ft (83.28 sq m)
- First Floor, 1-3 New Buildings - 1,359 sq ft (126.25 sq m)

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.

TERMS

The property is available to purchase on a freehold basis subject to the existing leases. Title Number CYM612758.

TENANCIES

1 New Buildings - A new lease is currently being negotiated at £9,600 per annum. Further details available on request.

2 New Buildings - New 10 year lease agreed at £5,200 per annum, Commencing March 2024.

3 New Buildings - Subject to the existing 15 year internal repairing lease to Done Brothers (Cash Betting) Limited which commenced on 5th December 2007 at a rental of £12,500 per annum. We understand that the tenant is currently holding over.

First Floor Offices, 1-3 New Buildings - vacant.

PRICE

£295,000 exclusive.

BUSINESS RATES

Current Uniform Business Rate 2023/24 is 53.5. We have made online enquiries of the Valuation Office who confirm the following

Rateable Value:

1 New Buildings

Rateable Value: £7,700

Gross Rates Payable: £4,120

2 New Buildings

Rateable Value: £4,050

Gross Rates Payable: £2,167

3 New Buildings

Rateable Value: £10,750

Gross Rates Payable: £5,751

First Floor Offices, 1-3 New Buildings

Rateable Value: £9,100

Gross Rates Payable: £4,869

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. We have been informed that no 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

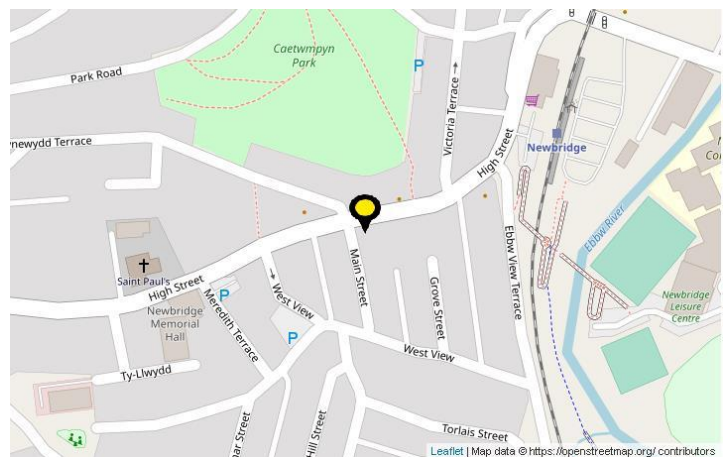
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SUBJECT TO CONTRACT AND AVAILABILITY

2415/FEB2024



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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